RESOLUTION NO. 7337

ADOPTING PROSPER PORTLAND REAL ESTATE PROPERTY PLANS

WHEREAS, Prosper Portland is guided by three overarching plans and policies approved by the Prosper Portland Board of Commissioners (“Board”), which inform the agency’s approach in carrying out its real property acquisition, disposition, leasing valuation, and asset management activities:

- The Strategic Plan, adopted by the Prosper Portland Board through Resolution No. 7109 on May 13, 2015 and as may be amended from time to time, which focuses the agency’s efforts on creating quality jobs, widely shared prosperity, collaboration with partners to build an equitable economy, and vibrant neighborhoods and communities;
- The Financial Sustainability Plan, adopted by the Prosper Portland Board through Resolution No. 7281 on July 18, 2018 and as may be amended from time to time, a framework that guides the agency’s financial and business practices in support of its strategic priorities; and
- The Equity Policy, adopted by the Prosper Portland Board through Resolution No. 7335 on August 14, 2019 and as may be amended from time to time, which, among other goals, harnesses Prosper Portland’s revitalization and economic development activities to create equitable access to living wage jobs and wealth creation opportunities for all Portlanders, particularly those who have been historically underserved or excluded.

WHEREAS, in November 2017, the Portland City Auditor’s Office conducted an internal audit of Prosper Portland’s income-generating properties, focusing primarily on real estate management practices and their alignment with the agency’s strategic goals, recommending, among other things, that Prosper Portland should ensure that its policies regarding real estate reflect the agency’s overarching strategic business, strategic, and equity goals and should adopt certain practices relating to the management of real property in its portfolio to: (1) develop strategic purposes for each property and income goals as outlined in the business plan; (2) document equity assessments for each property; and (3) require the Financial Investment Committee to regularly review all real estate holdings for potential financial return;

WHEREAS, on February 13, 2019, the Prosper Portland Board through Resolution No. 7301 adopted new real estate valuation, acquisition and management, and disposition and leasing policies to ensure that the priorities embodied in the Strategic Plan, the Financial Sustainability Plan and the Equity Policy, are fully and effectively realized; and

WHEREAS, on February 13, 2019 through Resolution No. 7301 the Prosper Portland Board also directed staff to develop plans for each Prosper Portland-owned property in the agency’s portfolio, including strategic, social equity, and financial return objectives to serve as a transparent, consolidated repository for information regarding agency properties (“Property Plans”).
NOW THEREFORE, BE IT RESOLVED, that the Property Plans attached hereto as Exhibit A are hereby adopted; and

BE IT FURTHER RESOLVED, that the Executive Director is hereby directed to ensure Prosper Portland staff manage Prosper Portland-owned real property in a manner that is consistent with the priorities and objectives identified in the Property Plans with respect to each property;

BE IT FURTHER RESOLVED, that material modifications to the “Property Strategic Considerations” section of the Property Plans must be made with Prosper Portland Board approval; changes to any other section of a Property Plan that are in keeping with the Strategic Plan, the Financial Sustainability Plan, and the Equity Policy, that are otherwise consistent with the authority delegated to the Executive Director by the Prosper Portland Board may be approved by the Executive Director, with the Executive Director providing periodic updates to the Prosper Portland Board of any such changes;

BE IT FURTHER RESOLVED, that the Prosper Portland Board hereby directs the Financial Investment Committee to conduct a review of the financial performance of Prosper Portland-owned properties at least twice per year;

BE IT FURTHER RESOLVED, that staff will present a portfolio report to the Prosper Portland Board on an annual basis to assess financial performance and direct changes to the Property Plans and/or Financial Sustainability Plan, as appropriate; and

BE IT FURTHER RESOLVED, that this resolution shall become effective immediately upon its adoption.

Adopted by the Prosper Portland Commission on September 11, 2019

Pam Feigenbutz, Recording Secretary
What is a Property Plan?
A Property Plan is intended to be a single repository for strategic goals and objectives and property information (including leasing and development activities) that provide clarity and guidance to staff. Property Plans are broken out into three sections, Property Strategic Considerations, Property Information, and Development Goals & Objectives.

Property Plans will be updated on an as-needed basis and any significant changes to the Property Strategic Considerations will be subject to Prosper Portland Board approval. For example, if Prosper Portland leadership determined that the financial target of a property should change from a Mission Related Investment to a Program Related Investment, that change would require Prosper Portland Board approval. Property Plans will also be included as attachments for all transactions that go to the Financial Investment Committee and the Prosper Portland Board for approval.

Property Plan Walk-Thru
- **Acquisition Date & Purpose**: Tells the history of the acquisition with the date and associated document.
- **Property Plan Objective**: Describes the objective for the property.
  - **Development / Active**
    - Unimproved parcel and/or underutilized building that is a developable site by virtue of size and/or location; Site where Prosper Portland has active predevelopment activities, MOU or disposition agreements in anticipation of land disposition/transaction; Redevelopment of the site is a high priority per agency Strategic Plan, Action Plan or URA Plan; Site where agency may be willing to make some public investment to bring about desired community or public benefits; Site is called out on near-term Fiscal Year work plans with an explicit strategy for redevelopment and a project manager; Disposition or transaction of the site is expected to generate financial return per the Financial Sustainability Plan and/or property plan.
  - **Development / Inactive**
    - Unimproved parcel and/or underutilized building that is a developable site by virtue of size and/or location; Site has no active predevelopment activities, MOU or disposition agreements in anticipation of land disposition/transaction; Redevelopment of the site is a high priority per agency Strategic Plan, Action Plan or URA Plan; Site where agency may be willing to make some public investment to bring about desired community or public benefits; Agency has no immediate explicit strategy for redevelopment or assigned project manager; site is tracked by the geographic relationship manager and managed by the Asset & Investment team; Disposition or transaction of the site is expected to generate financial return per the Financial Sustainability Plan and/or property plan.
  - **Operating / Sale**
    - Improved parcel or building with demonstrated net operating income (NOI) potential; Disposition of the site is a high priority per agency Strategic Plan, Action Plan or URA Plan, despite NOI performance of the site; Disposition of the site is called out on near-term Fiscal Year work plan with an explicit strategy for community benefit and/or financial sustainability outcomes resulting from disposition.
  - **Operating / Hold**
    - Improved parcel and/or buildings with demonstrated net operating income (NOI) potential; NOI of the site is a high priority per agency Strategic Plan, Action Plan or URA Plan and NOI is expected to generate steady financial return per the Financial Sustainability Plan and/or property plan; Site is called out on near-term Fiscal Year work plan with an explicit strategy for operations and potential capital improvements to augment NOI performance.
  - **Remnant / Dispose**
Site that is undevelopable by virtue of size, location and/or function; Site that is actively serving a public purpose not in Prosper Portland’s immediate mission; Site is likely to continue to only serve a public purpose and should be transferred or sold to a public partner or other appropriate community entity.

- 2015-2020 Strategic Plan Objective: Lists the objectives and outcomes of the property within the Strategic Plan.
- Financial Sustainability Plan (FSP): Creates a framework to guide the agency's financial and business practices from 2018 through 2027 in support of its strategic priorities. The Financial Sustainability Plan calculates a Return on Investment for properties designated as Mission Related Investments, while no Return on Investment was calculated for Program Related investments.
  - Mission Related Investments (MRI): Seeks a 6% return on equity left in these investments.
  - Program Related Investments (PRI): Seeks a 2.5% percent rate of return on these activities.
  - Remnants: Seeks to return site to another City Bureau or Community Organization.
- Equity Objective: Describes the equitable objective during the interim hold and for development.
- Property Information: Details site specific information, financial baseline, and due diligence activities.
- Development Goals & Objectives: Details project activities, stakeholders, major milestone, and approvals.
Mission Related Investment Properties

Mission Related investments (MRI): Seeks a 6% return on equity left in these investments.

<table>
<thead>
<tr>
<th>Mission Related Investment Properties</th>
</tr>
</thead>
<tbody>
<tr>
<td>240 NE MLK</td>
</tr>
<tr>
<td>910 Building</td>
</tr>
<tr>
<td>92H</td>
</tr>
<tr>
<td>AIP Building</td>
</tr>
<tr>
<td>Block R</td>
</tr>
<tr>
<td>Cascade Station Parcel D</td>
</tr>
<tr>
<td>Cascade Station Parcel E</td>
</tr>
<tr>
<td>Centennial Mills</td>
</tr>
<tr>
<td>Inn @ Convention Center</td>
</tr>
<tr>
<td>Metro Plaza</td>
</tr>
<tr>
<td>ODOT Blocks - A</td>
</tr>
<tr>
<td>ODOT Blocks - B</td>
</tr>
<tr>
<td>ODOT Blocks - C</td>
</tr>
<tr>
<td>Post Office</td>
</tr>
<tr>
<td>Tate Lot</td>
</tr>
</tbody>
</table>
## Property Strategic Considerations

<table>
<thead>
<tr>
<th>Goals &amp; Objectives</th>
<th></th>
</tr>
</thead>
</table>
| Acquisition Date & Purpose | November 1999 / Acquired from the Estate of Helen R. Miller  
- Acquired to facilitate the redevelopment and revitalization of the Central Eastside URA (Resolution 5258-May 19, 1999) |
| Property Plan Objective | Operating Asset / Sale |
| 2015-2020 Strategic Plan Goal(s) | Objective 4: Form 21st Century Civic Networks, Institutions and Partnerships |
| Financial Sustainability Plan Objective | Mission Related Investment - 6% |
| Equity Objective(s) | Interim: Lease to certified non-profit business who works to improve diverse day laborers and immigrants working conditions and civil rights  
Development: N/A |

## Property Information

<table>
<thead>
<tr>
<th>Property Characteristics</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Code¹</td>
<td>355-A00551</td>
</tr>
<tr>
<td>Property Name(s)</td>
<td>240 NE MLK Lot</td>
</tr>
<tr>
<td>Project Name(s)</td>
<td>VOZ Workers Right Day Labor Site</td>
</tr>
<tr>
<td>Property Description</td>
<td>Paved parking lot used for day labor site, Billboard</td>
</tr>
<tr>
<td>Address</td>
<td>240 NE MLK Jr Blvd</td>
</tr>
<tr>
<td>RNumber(s)</td>
<td>R150150</td>
</tr>
<tr>
<td>Tax Lot Description(s)</td>
<td>EAST PORTLAND, BLOCK 109, LOT 1 EXC PT IN ST, N 15' OF LOT 2 EXC PT IN ST</td>
</tr>
<tr>
<td>Lot Size</td>
<td>5,949 sq ft</td>
</tr>
<tr>
<td>Building SF</td>
<td>0 sq ft</td>
</tr>
<tr>
<td>Neighborhood</td>
<td></td>
</tr>
<tr>
<td>URA</td>
<td>Central Eastside</td>
</tr>
<tr>
<td>Neighborhood</td>
<td>Kerns</td>
</tr>
<tr>
<td>NMTC Census Tract</td>
<td>Census Tract 21</td>
</tr>
<tr>
<td>Opportunity Zone</td>
<td>Yes</td>
</tr>
<tr>
<td>Zoning</td>
<td>EX-Central Employment; d-Design</td>
</tr>
<tr>
<td>Base FAR &amp; Height</td>
<td>9:1 / 200'</td>
</tr>
<tr>
<td>Financial Baseline</td>
<td></td>
</tr>
<tr>
<td>Book Value (2017)</td>
<td>$152,000</td>
</tr>
<tr>
<td>Real Market Value (2017)</td>
<td>$953,780</td>
</tr>
</tbody>
</table>
### Appraised Value

<table>
<thead>
<tr>
<th>Due Diligence</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alta/As-Built</td>
</tr>
<tr>
<td>N/A</td>
</tr>
<tr>
<td>Title Report</td>
</tr>
<tr>
<td>N/A</td>
</tr>
<tr>
<td>Title Easements</td>
</tr>
<tr>
<td>N/A</td>
</tr>
<tr>
<td>Site Constraints</td>
</tr>
<tr>
<td>None</td>
</tr>
<tr>
<td>Environmental Documents/Notes</td>
</tr>
<tr>
<td>ESA Phase I: June 2010; Temporary structure under lease; No known RECs (GASB 49 17/18)</td>
</tr>
</tbody>
</table>

### Development Goals & Objectives

<table>
<thead>
<tr>
<th>Development Goals &amp; Objectives</th>
</tr>
</thead>
<tbody>
<tr>
<td>Re-Development/Re-Use</td>
</tr>
<tr>
<td>Active/Inactive</td>
</tr>
<tr>
<td>Active</td>
</tr>
<tr>
<td>Interim Activity Strategy</td>
</tr>
<tr>
<td>Ground lease to small certified non-profit business</td>
</tr>
<tr>
<td>Phase of Development (acquisition, community process, predev, disposition, construction)</td>
</tr>
<tr>
<td>Disposition</td>
</tr>
<tr>
<td>Development Concept(s)</td>
</tr>
<tr>
<td>Permanent location for VOZ Workers Right Day Labor Site</td>
</tr>
<tr>
<td>Action Plan / Framework(s)</td>
</tr>
<tr>
<td>N/A</td>
</tr>
<tr>
<td>URA / Community Goals</td>
</tr>
<tr>
<td>Enhance the Central Eastside as a near-in job center featuring a diverse industrial base</td>
</tr>
<tr>
<td>Major Milestone(s) &amp; Deadline(s)</td>
</tr>
<tr>
<td>Negotiation of a lease and option to purchase agreement</td>
</tr>
<tr>
<td>Major Consultant Contracts</td>
</tr>
<tr>
<td>N/A</td>
</tr>
<tr>
<td>Project Budget</td>
</tr>
<tr>
<td>See Fund 355 Budget</td>
</tr>
<tr>
<td>Project Manager</td>
</tr>
<tr>
<td>Damien Crowder</td>
</tr>
<tr>
<td>Project Team Member(s) &amp; Responsibility</td>
</tr>
<tr>
<td>Ember Breckenridge (Property Management)</td>
</tr>
<tr>
<td>Project Sponsor</td>
</tr>
<tr>
<td>Mayra Arreola</td>
</tr>
<tr>
<td>Developer</td>
</tr>
<tr>
<td>VOZ</td>
</tr>
<tr>
<td>Major External Stakeholder(s)</td>
</tr>
<tr>
<td>Central Eastside Industrial Council</td>
</tr>
<tr>
<td>Major Bureau Partner(s)</td>
</tr>
<tr>
<td>N/A</td>
</tr>
<tr>
<td>Agency Approvals &amp; Recommendations</td>
</tr>
<tr>
<td>FIC Approval(s)</td>
</tr>
<tr>
<td>N/A</td>
</tr>
<tr>
<td>Board/Council Approval(s) &amp; Recommendation(s)</td>
</tr>
<tr>
<td>February 14, 2018: Authorizing a Reinstated Lease and Option to Purchase Agreement with VOZ (Report No. 18-03)</td>
</tr>
</tbody>
</table>

### Additional Notes

<table>
<thead>
<tr>
<th>Additional Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project File Document Location</td>
</tr>
<tr>
<td>S:\Projects\CC-URAs\CES\Projects\VOZ - Day Labor Center</td>
</tr>
</tbody>
</table>
## Property Strategic Considerations

<table>
<thead>
<tr>
<th>Goals &amp; Objectives</th>
<th></th>
</tr>
</thead>
</table>
| Acquisition Date & Purpose | January 15, 2005 from Barry Menashe  
• Acquired to facilitate redevelopment of gateway improvements with uses supportive of the adjacent Oregon Convention Center and a Headquarters Hotel (Resolution 6285-August 3, 2005) |
| Property Plan Objective | Development Site / Inactive |
| 2015-2020 Strategic Plan Objective(s) | Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland (Outcome 1.1: Vibrant Communities & Corridors) |
| Financial Sustainability Plan Objective | Mission Related Investment - 6% |
| Equity Objective(s) | Interim: Increase equitable contracting of certified firms  
Development: N/A |

## Property Information

<table>
<thead>
<tr>
<th>Property Characteristics</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Code¹</td>
<td>350-A00306</td>
</tr>
<tr>
<td>Property Name(s)</td>
<td>910 NE MLK</td>
</tr>
<tr>
<td>Project Name(s)</td>
<td>910 Building; Action Sports Building</td>
</tr>
<tr>
<td>Property Description</td>
<td>Vacant commercial building</td>
</tr>
<tr>
<td>Address</td>
<td>910 NE MLK Jr Blvd</td>
</tr>
<tr>
<td>RNumber(s) / Portland Maps Link</td>
<td>R182136</td>
</tr>
<tr>
<td>Tax Lot Description(s)</td>
<td>HOLLADAYS ADD, BLOCK 43, LOT 3-6 EXC PT IN ST</td>
</tr>
<tr>
<td>Lot Size</td>
<td>.41 acres (1800 sq ft)</td>
</tr>
<tr>
<td>Building SF</td>
<td>14,800 sq ft</td>
</tr>
<tr>
<td>Neighborhood</td>
<td></td>
</tr>
<tr>
<td>URA</td>
<td>Oregon Convention Center</td>
</tr>
<tr>
<td>Neighborhood</td>
<td>Lloyd District Community Association</td>
</tr>
<tr>
<td>NMTC Census Tract</td>
<td>Census Tract 23.03</td>
</tr>
<tr>
<td>Opportunity Zone</td>
<td>Yes-Severe Distress</td>
</tr>
<tr>
<td>Zoning</td>
<td>CX-Central Commercial; d-Design</td>
</tr>
<tr>
<td>Base FAR &amp; Height</td>
<td>12:1 / 250’</td>
</tr>
<tr>
<td>Financial Baseline</td>
<td></td>
</tr>
<tr>
<td>Book Value (2017)</td>
<td>$1,920,000</td>
</tr>
<tr>
<td>Real Market Value (2017)</td>
<td>$5,772,900</td>
</tr>
<tr>
<td>Appraised Value</td>
<td>July 2, 2015; $2,750,000; Integra</td>
</tr>
</tbody>
</table>
| Financial Sustainability Plan Cash Flow | ($28,866) FY 19/20  
$742,245 Ten-year outlook including FY 19/20 |
### Due Diligence

<table>
<thead>
<tr>
<th>Component</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alta/As-Built</td>
<td>N/A</td>
</tr>
<tr>
<td>Title Report</td>
<td>N/A</td>
</tr>
<tr>
<td>Title Easements</td>
<td>N/A</td>
</tr>
<tr>
<td>Site Constraints</td>
<td>None</td>
</tr>
<tr>
<td>Environmental Documents/Notes</td>
<td>ESA Phase I: March 2006; ESA Phase II: March 2006; Hazardous Building: April 2006; Monitoring well removed FY 12/13; No know RECs; Vacant building, hazardous materials to be remediated during redevelopment or demolition (GASB 49 17/18)</td>
</tr>
</tbody>
</table>

### Development Goals & Objectives

**Re-Development/Re-Use**

<table>
<thead>
<tr>
<th>Active/Inactive</th>
<th>Inactive</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interim Activity Strategy</td>
<td>Manage &amp; maintain the property in a way that minimizes risks and holding costs, while maintaining it in a clean and respectable manner. Work in coordination and consultation with project management staff responsible for implementation of related development plans. No interim uses.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Phase of Development (acquisition, community process, predev, disposition, construction)</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development Concept(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Action Plan / Framework(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>URA / Community Goal(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Major Consultant Contracts</td>
<td>N/A</td>
</tr>
<tr>
<td>Major Milestone(s) &amp; Deadline(s)</td>
<td>Commence community engagement on development in FY 19/20; redevelop site after FY 26/27</td>
</tr>
</tbody>
</table>

**Project Budget**

See Fund 350 Budget

**Project Manager**

Shelly Haack

**Project Team Member(s)**

Amy Nagy (Community Liaison), Ember Breckenridge (Property Manager)

**Project Sponsor**

Amy Edwards

**Developer**

N/A

**Major External Stakeholder(s)**

N/A

**Major Bureau Partner(s)**

N/A

**Agency Approvals & Recommendations**

<table>
<thead>
<tr>
<th>FIC Approval(s)</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Board/Council Approval(s)</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**Agreements**

<table>
<thead>
<tr>
<th>LOI/MOU/DDA/PSA</th>
<th>N/A</th>
</tr>
</thead>
</table>

**Additional Notes**

Project File Document Location

S:\Projects\CC-URAs\OCC\Projects\Closed Projects\910 MLK Bldg
### Property Strategic Considerations

<table>
<thead>
<tr>
<th>Goals &amp; Objectives</th>
<th>July 26, 2000 from the Boys &amp; Girls Club</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Acquisition Date &amp; Purpose</strong></td>
<td>• Acquired to redevelop vacant and underutilized property that is essential to achieving public and community revitalization objectives (Resolution 5407-February 17, 2000)</td>
</tr>
<tr>
<td><strong>Property Plan Objective</strong></td>
<td>Development Site / Active</td>
</tr>
<tr>
<td><strong>2015-2020 Strategic Plan Objective(s)</strong></td>
<td>Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland (Outcome 1.1: Vibrant Communities &amp; Corridors)</td>
</tr>
<tr>
<td><strong>Financial Sustainability Plan Objective</strong></td>
<td>Mission Related Investment - 6%</td>
</tr>
<tr>
<td><strong>Equity Objective(s)</strong></td>
<td>Interim: Increase equitable contracting of certified firms</td>
</tr>
<tr>
<td></td>
<td>Development: Deliver on community priorities and ongoing stabilization of long time businesses and residents through 92H project and affordable commercial space; Promote opportunity objectives for the Business Equity Program and the Workforce Equity Program by promoting contracting and employment opportunities to MWESB business and communities of color. Prioritize community engagement and accountability; ensure communities of color and immigrant and refugee communities are considered in ways to partner and benefit. (Social Equity Policy 4.4)</td>
</tr>
</tbody>
</table>

### Property Information

<table>
<thead>
<tr>
<th>Property Characteristics</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Property Code¹</strong></td>
<td>360-A00325</td>
</tr>
<tr>
<td><strong>Property Name(s)</strong></td>
<td>Lents Field</td>
</tr>
<tr>
<td><strong>Project Name(s)</strong></td>
<td>92H</td>
</tr>
<tr>
<td><strong>Property Description</strong></td>
<td>Vacant fenced field and parking lot</td>
</tr>
<tr>
<td><strong>Address</strong></td>
<td>9330 W/ SE Harold Street</td>
</tr>
<tr>
<td><strong>RNumber(s) / Portland Maps Link</strong></td>
<td>R335748; R115524; R135391</td>
</tr>
<tr>
<td><strong>Tax Lot Description(s)</strong></td>
<td>SECTION 16 IS 2E, TL 8100; BERNHARDT PK, BLOCK 1, LOT 1-4 TL 7800; CLEMSON ADD, BLOCK 2, LOT 4-12 TL 7900</td>
</tr>
<tr>
<td><strong>Lot Size</strong></td>
<td>.59 acres (25,740 sq ft); 2.11 acres; .77 acres (33,545 sq ft)</td>
</tr>
<tr>
<td><strong>Building SF</strong></td>
<td>0 sq ft</td>
</tr>
<tr>
<td><strong>Neighborhood</strong></td>
<td></td>
</tr>
<tr>
<td><strong>URA</strong></td>
<td>Lents Town Center</td>
</tr>
<tr>
<td><strong>Neighborhood</strong></td>
<td>Lents</td>
</tr>
<tr>
<td><strong>NMTC Census Tract</strong></td>
<td>Census Tract 6.01</td>
</tr>
<tr>
<td>Opportunity Zone</td>
<td>Yes</td>
</tr>
<tr>
<td>------------------</td>
<td>-----</td>
</tr>
<tr>
<td>Zoning</td>
<td>CM3-Commercial Mixed Use 3; d-Design; m-Centers Main Street</td>
</tr>
<tr>
<td>Base FAR &amp; Height</td>
<td>N/A</td>
</tr>
<tr>
<td>Financial Baseline</td>
<td></td>
</tr>
<tr>
<td>Book Value (2017)</td>
<td>$1,252,000</td>
</tr>
<tr>
<td>Real Market Value (2017)</td>
<td>$6,044,440</td>
</tr>
<tr>
<td>Appraised Value</td>
<td>April 24, 2019; $7,570,000; BBG, Inc</td>
</tr>
<tr>
<td>Financial Sustainability Plan Cash Flow</td>
<td>$475,197 FY 19/20; $3,794,220 Ten-year outlook including FY 19/20</td>
</tr>
<tr>
<td>Due Diligence</td>
<td></td>
</tr>
<tr>
<td>Alta/As-Built</td>
<td>N/A</td>
</tr>
<tr>
<td>Title Report</td>
<td>N/A</td>
</tr>
<tr>
<td>Title Easements</td>
<td>N/A</td>
</tr>
<tr>
<td>Site Constraints</td>
<td>None</td>
</tr>
<tr>
<td>Environmental Documents/Notes</td>
<td>ESA Phase 1: August 2010; ESA Phase II: October 2010; VCP ICP #5594; RI/FS February 2013; ROD: April 2015; Closure Report: July 2012; UST Certification: April 2012; Residual soil contamination to be remediated during site development (GASB 49 17/18)</td>
</tr>
<tr>
<td>Development Goals &amp; Objectives</td>
<td></td>
</tr>
<tr>
<td>Re-Development/Re-Use</td>
<td></td>
</tr>
<tr>
<td>Active/Inactive</td>
<td>Active</td>
</tr>
<tr>
<td>Interim Activity Strategy</td>
<td>Manage &amp; maintain the property in a way that minimizes risks and holding costs, while maintaining it in a clean and respectable manner. Work in coordination and consultation with project management staff responsible for implementation of related development plans. Interim uses would include short-term/one-time permits only, like community events.</td>
</tr>
<tr>
<td>Phase of Development (acquisition, community process, predev, disposition, construction)</td>
<td>Community Process</td>
</tr>
<tr>
<td>Development Concept(s)</td>
<td>Approximately 250 housing units</td>
</tr>
<tr>
<td>Action Plan / Framework(s)</td>
<td>Lents Town Center 5-Year Action Plan</td>
</tr>
<tr>
<td>URA / Community Goal(s)</td>
<td>Lents Town Center Phase 2</td>
</tr>
<tr>
<td>Major Consultant Contracts</td>
<td>JLA-Public Outreach Consultant</td>
</tr>
<tr>
<td>Major Milestone(s) &amp; Deadline(s)</td>
<td>Closing/DDA execution September 2019; Lease Payment Start Summer 2021; Construction Start West Phase Summer 2021; Construction Complete West Phase 2022; Construction Start East Phase 2023; Construction Complete East Phase 2024</td>
</tr>
</tbody>
</table>

Budget investment of $100,000 for environmental remediation in FY 19/20

Block F – Prosper will maintain until PHB put out for NOFA in
<table>
<thead>
<tr>
<th>Project Budget</th>
<th>See Fund 360 Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Manager</td>
<td>Alison Wicks</td>
</tr>
<tr>
<td>Project Team Member(s)</td>
<td>Ember Breckenridge (Property Manager); Wayne Shammel (Legal); Laura Alsenas (Lending)</td>
</tr>
<tr>
<td>Project Sponsor</td>
<td>Amy Edwards</td>
</tr>
<tr>
<td>Developer</td>
<td>Palindrome Communities</td>
</tr>
<tr>
<td>Major External Stakeholder(s)</td>
<td>None</td>
</tr>
<tr>
<td>Major Bureau Partner(s)</td>
<td>PHB</td>
</tr>
<tr>
<td>Agency Approvals &amp; Recommendations</td>
<td></td>
</tr>
<tr>
<td>FIC Approval(s)</td>
<td>May 2019 - Development Agreement</td>
</tr>
<tr>
<td>Board/Council Approval(s) &amp; Recommendation(s)</td>
<td>June 2019 - Board meeting</td>
</tr>
<tr>
<td>Agreements</td>
<td></td>
</tr>
<tr>
<td>LOI/MOU/DDA/PSA</td>
<td>MOU with Palindrome Communities expired May 31, 2019</td>
</tr>
<tr>
<td>Additional Notes</td>
<td></td>
</tr>
<tr>
<td>Project File Document Location</td>
<td>S:\Projects\Neighborhood-URAs\Lents\Projects\Lents Town Center Phase II</td>
</tr>
</tbody>
</table>
## Property Strategic Considerations

<table>
<thead>
<tr>
<th>Goals &amp; Objectives</th>
<th>December 18, 2008 from Oleg Kovalenko</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acquisition Date &amp; Purpose</td>
<td>Acquired to further facilitate implementation of the Lents Town Center revitalization strategy by redeveloping, or causing redevelopment of, blighted and/or underutilized land and buildings to help create jobs, business and housing opportunities while capitalizing on the addition of the new MAX Green Line station (Resolution 6654-December 12, 2008)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Property Plan Objective</th>
<th>Development Site / Inactive</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015-2020 Strategic Plan Objective(s)</td>
<td>Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland (Outcome 1.1: Vibrant Communities &amp; Corridors)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Financial Sustainability Plan Objective</th>
<th>Mission Related Investment - 6%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Equity Objective(s)</td>
<td>Interim: Increase equitable contracting of certified firms</td>
</tr>
</tbody>
</table>

**Property Information**

<table>
<thead>
<tr>
<th>Property Characteristics</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Code¹</td>
<td>360-A00330</td>
</tr>
<tr>
<td>Property Name(s)</td>
<td>AIP Building</td>
</tr>
<tr>
<td>Project Name(s)</td>
<td>AIP Building</td>
</tr>
<tr>
<td>Property Description</td>
<td>Vacant warehouse building, with side yard and parking lot</td>
</tr>
<tr>
<td>Address</td>
<td>9231 SE Foster Road</td>
</tr>
<tr>
<td>RNumber(s)</td>
<td>R115527; R115528</td>
</tr>
<tr>
<td>Tax Lot Description(s)</td>
<td>BERNHARDT PK, BLOCK 1, LOT 12 EXC PT IN ST; BERNHARDT PK, BLOCK 1, LOT 13 EXC SWLY 4'</td>
</tr>
<tr>
<td>Lot Size</td>
<td>.36 acres (15,604 sq ft); .40 acres (17,467 sq ft)</td>
</tr>
<tr>
<td>Building SF</td>
<td>6,000 sq ft</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Neighborhood</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>URA</td>
<td>Lents Town Center</td>
</tr>
<tr>
<td>Neighborhood</td>
<td>Lents</td>
</tr>
<tr>
<td>NMTC Census Tract</td>
<td>Census Tract 6.01</td>
</tr>
<tr>
<td>Opportunity Zone</td>
<td>Yes</td>
</tr>
<tr>
<td>Zoning</td>
<td>CM3-Commercial Mixed Use 3; d-Design; m-Centers Main Street</td>
</tr>
<tr>
<td>Base FAR &amp; Height</td>
<td>None</td>
</tr>
</tbody>
</table>

**Financial Baseline**

---

¹ Property Code
### Development Goals & Objectives

#### Re-Development/Re-Use

<table>
<thead>
<tr>
<th>Active/Inactive</th>
<th>Inactive</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interim Activity Strategy</td>
<td>Manage &amp; maintain the property in a way that minimizes risks and holding costs, while maintaining it in a clean and respectable manner. Work in coordination and consultation with project management staff responsible for implementation of related development plans. Interim uses would include short-term/one-time permits only, like storage or community events.</td>
</tr>
<tr>
<td>Phase of Development (acquisition, community process, predev, disposition, construction)</td>
<td>N/A</td>
</tr>
<tr>
<td>Development Concept(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Action Plan / Framework(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>URA / Community Goal(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Major Consultant Contracts</td>
<td>N/A</td>
</tr>
<tr>
<td>Major Milestone(s) &amp; Deadline(s)</td>
<td>Issue RFP for disposition by end of FY 20/21 with closing by the end of FY 21/22 Permit for storage with Bucks Stove Palace expires February 28, 2020</td>
</tr>
</tbody>
</table>

**Project Budget**  
[See Fund 360 Budget](#)

**Project Manager**  
Alison Wicks

**Project Team Member(s)**  
Ember Breckenridge (Property Manager)

**Project Sponsor**  
Amy Edwards

**Developer**  
N/A

**Major External Stakeholder(s)**  
N/A

**Major Bureau Partner(s)**  
N/A
<table>
<thead>
<tr>
<th>Category</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>FIC Approval(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Board/Council Approval(s) &amp; Recommendation(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Agreements</td>
<td>N/A</td>
</tr>
<tr>
<td>LOI/MOU/DDA/PSA</td>
<td>N/A</td>
</tr>
<tr>
<td>Additional Notes</td>
<td>N/A</td>
</tr>
<tr>
<td>Project File Document Location</td>
<td>S:\Projects\Neighborhood-URAs\Lents\Projects\AIP Building</td>
</tr>
</tbody>
</table>
### Property Strategic Considerations

<table>
<thead>
<tr>
<th>Goals &amp; Objectives</th>
</tr>
</thead>
</table>
| Acquisition Date & Purpose | October 10, 1977 from Pacific Trailways  
  • Acquired to facilitate the development of a bus terminal facility and transportation center at an adjacent parcel (Resolution 2454-October 11, 2077) |
| Property Plan Objective | Development Site / Inactive |
| 2015-2020 Strategic Plan Objective(s) | Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland (Outcome 1.3: Regional Assets) |
| | Objective 2: Access to High Quality Employment (Outcome: 2.1: Quality Job Growth) |
| | Objective 3: Foster Wealth Creation within Communities of Color and Low-Income Communities (Outcome 3.2 Business Growth) |
| | Objective 4: Form 21st Century Civic Networks, Institutions & Partnerships (Outcome 4.2: Affordability & Neighborhood Solutions) |

| Financial Sustainability Plan Objective | Mission Related Investment - 6% |
| Equity Objective(s) | Interim: Increase equitable contracting of certified firms |
| | Development: Prioritize community engagement and accountability; pursue racial equity focused engagement approach as part of Broadway Corridor project. (Social Equity Policy 4.4) |

### Property Information

<table>
<thead>
<tr>
<th>Property Characteristics</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Code¹</td>
</tr>
<tr>
<td>Property Name(s)</td>
</tr>
<tr>
<td>Project Name(s)</td>
</tr>
<tr>
<td>Property Description</td>
</tr>
<tr>
<td>Address</td>
</tr>
<tr>
<td>RNumber(s)</td>
</tr>
<tr>
<td>Tax Lot Description(s)</td>
</tr>
<tr>
<td>Lot Size</td>
</tr>
<tr>
<td>Building SF</td>
</tr>
<tr>
<td>Neighborhood</td>
</tr>
<tr>
<td>URA</td>
</tr>
<tr>
<td>Neighborhood</td>
</tr>
<tr>
<td>Property Plan Details</td>
</tr>
<tr>
<td>-----------------------</td>
</tr>
<tr>
<td><strong>NMTC Census Tract</strong></td>
</tr>
<tr>
<td><strong>Opportunity Zone</strong></td>
</tr>
<tr>
<td><strong>Zoning</strong></td>
</tr>
<tr>
<td><strong>Base FAR &amp; Height</strong></td>
</tr>
</tbody>
</table>

### Financial Baseline

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Book Value (2017)</td>
<td>$72,000</td>
</tr>
<tr>
<td>Real Market Value (2017)</td>
<td>$6,840,000</td>
</tr>
<tr>
<td>Appraised Value</td>
<td>October 8, 2001; $2,090,000; Integra</td>
</tr>
<tr>
<td>Financial Sustainability Plan Cash Flow</td>
<td>$7,008 FY 19/20</td>
</tr>
<tr>
<td></td>
<td>$2,075,260 Ten-year outlook including FY 19/20</td>
</tr>
</tbody>
</table>

### Due Diligence

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alta/As-Built</td>
<td>N/A</td>
</tr>
<tr>
<td>Title Report</td>
<td>N/A</td>
</tr>
<tr>
<td>Title Easements</td>
<td>N/A</td>
</tr>
<tr>
<td>Site Constraints</td>
<td>None</td>
</tr>
</tbody>
</table>

### Environmental Documents/Notes

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>ESA Phase I</td>
<td>Jul 1999; ESA Phase II: April 2000; VCP ICP ECSI # 3103; RI/FS: March 2001; Likely residual PCS soil contamination (GASB 49 17/18)</td>
</tr>
</tbody>
</table>

### Development Goals & Objectives

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Re-Development/Re-Use</td>
<td>Inactive</td>
</tr>
<tr>
<td>Interim Activity Strategy</td>
<td>Manage &amp; maintain the property in a way that minimizes risks and holding costs, while maintaining it in a clean and respectable manner. Work in coordination and consultation with project management staff responsible for implementation of related development plans. Interim uses would include short-term/one-time permits only, like community events and film uses.</td>
</tr>
<tr>
<td>Phase of Development (acquisition, community process, predev, disposition, construction)</td>
<td>N/A</td>
</tr>
<tr>
<td>Development Concept(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Action Plan / Framework(s)</td>
<td>Broadway Corridor Framework Plan</td>
</tr>
<tr>
<td>URA / Community Goal(s)</td>
<td>River District URA Plan</td>
</tr>
<tr>
<td>Major Consultant Contracts</td>
<td>N/A</td>
</tr>
<tr>
<td>Major Milestone(s) &amp; Deadline(s)</td>
<td>Issue RFP for disposition by end of FY 22/23; Close by end of FY 23/24</td>
</tr>
<tr>
<td>Project Budget</td>
<td>See Fund 330 Budget</td>
</tr>
<tr>
<td>Project Manager</td>
<td>Sarah Harpole</td>
</tr>
<tr>
<td>Project Team Member(s)</td>
<td>Ember Breckenridge (Property Manager)</td>
</tr>
<tr>
<td>Project Sponsor</td>
<td>Amy Edwards</td>
</tr>
<tr>
<td>Developer</td>
<td>N/A</td>
</tr>
<tr>
<td>Major External Stakeholder(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Major Bureau Partner(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>-------------------------</td>
<td>-----</td>
</tr>
<tr>
<td>Agency Approvals &amp; Recommendations</td>
<td></td>
</tr>
<tr>
<td>FIC Approval(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Board/Council Approval(s) &amp; Recommendation(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Agreements</td>
<td></td>
</tr>
<tr>
<td>LOI/MOU/DDA/PSA</td>
<td>N/A</td>
</tr>
<tr>
<td>Additional Notes</td>
<td></td>
</tr>
<tr>
<td>Project File Document Location</td>
<td></td>
</tr>
</tbody>
</table>
## Property Strategic Considerations

<table>
<thead>
<tr>
<th>Goals &amp; Objectives</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Acquisition Date &amp; Purpose</strong></td>
<td>July 13, 2006 / Master Leased from Port of Portland</td>
</tr>
<tr>
<td></td>
<td>• Acquired to extend the light rail, establish infrastructure, and development of 120 acres of land at Cascade Station. Of the 120 acres, 36 acres were transferred to Prosper Portland (Resolution 6263-June 22, 2005)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Property Plan Objective</th>
<th>Development Site / Active</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015-2020 Strategic Plan Goal(s)</td>
<td>Objective 2: Access to High Quality Employment for Portland Residents</td>
</tr>
<tr>
<td>Financial Sustainability Plan Objective</td>
<td>Mission Related Investment - 6%</td>
</tr>
<tr>
<td>Equity Objectives(s)</td>
<td>Interim: Increase equitable contracting of certified firms</td>
</tr>
<tr>
<td></td>
<td>Development: Compliance with Business &amp; Workforce Equity Policy requirements for any new development. Prioritize community engagement and accountability; ensure communities of color are considered in ways to partner and benefit. (Social Equity Policy 4.4). Ensure access to affordable industrial space and parking for workers in the district. (Social Equity Policy 4.1 and 4.2)</td>
</tr>
</tbody>
</table>

## Property Information

<table>
<thead>
<tr>
<th>Property Characteristics</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Property Code¹</strong></td>
<td>385-A00547</td>
</tr>
<tr>
<td><strong>Property Name(s)</strong></td>
<td>Cascade Station Parcel D</td>
</tr>
<tr>
<td><strong>Project Name(s)</strong></td>
<td>Cascade Station Parcel D</td>
</tr>
<tr>
<td><strong>Property Description</strong></td>
<td>Vacant land at Cascade Station</td>
</tr>
<tr>
<td><strong>Address</strong></td>
<td>6698 NE MT St Helens</td>
</tr>
<tr>
<td><strong>RNumber(s)</strong></td>
<td>R593631</td>
</tr>
<tr>
<td><strong>Tax Lot Description(s)</strong></td>
<td>Parkrose &amp; RPLT, Block 111&amp;117&amp;118 TL 2700</td>
</tr>
<tr>
<td><strong>Lot Size</strong></td>
<td>5.91 Acres (257,439 sq ft)</td>
</tr>
<tr>
<td><strong>Building SF</strong></td>
<td>0 sq ft</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Neighborhood</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>URA</strong></td>
<td>Airport Way</td>
</tr>
<tr>
<td><strong>Neighborhood</strong></td>
<td>Portland PDX Airport Area</td>
</tr>
<tr>
<td><strong>NMTC Census Tract</strong></td>
<td>Census Tract 73</td>
</tr>
<tr>
<td><strong>Opportunity Zone</strong></td>
<td>Yes-Severe Distress</td>
</tr>
<tr>
<td><strong>Zoning</strong></td>
<td>EG2-General Employment 2; c-Environmental Conservation; h-Aircraft Landing Zone; x-PDX Noise Impact one</td>
</tr>
<tr>
<td><strong>Base FAR &amp; Height</strong></td>
<td>N/A</td>
</tr>
</tbody>
</table>
### Financial Baseline

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Book Value (2017)</td>
<td>$2,316,000</td>
</tr>
<tr>
<td>Real Market Value (2017)</td>
<td>$5,203,870</td>
</tr>
<tr>
<td>Appraised Value</td>
<td>September 21, 2010; $2,310,000, PGP Valuation</td>
</tr>
<tr>
<td>Financial Sustainability Plan Cash Flow</td>
<td>$249,472 FY 19/20</td>
</tr>
<tr>
<td></td>
<td>$1,998,249 Ten-year outlook including FY 19/20</td>
</tr>
</tbody>
</table>

### Due Diligence

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alta/As-Built</td>
<td>N/A</td>
</tr>
<tr>
<td>Title Report</td>
<td>N/A</td>
</tr>
<tr>
<td>Title Easements</td>
<td>N/A</td>
</tr>
<tr>
<td>Site Constraints</td>
<td>Max Red Line boarders the property to the North</td>
</tr>
<tr>
<td>Environmental Documents/Notes</td>
<td>ESA Phase I: August 2004; Lots leased from Port (GASB 49 17/18); Draft NEPA report</td>
</tr>
</tbody>
</table>

### Development Goals & Objectives

#### Re-Development/Re-Use

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Active/Inactive</td>
<td>Active</td>
</tr>
<tr>
<td>Interim Activity Strategy</td>
<td>Manage &amp; maintain the property in a way that minimizes risks and holding costs, while maintaining it in a clean and respectable manner. Work in coordination and consultation with project management staff responsible for implementation of related development plans. Interim uses would include short-term/one-time permits only, that are consistent with the Cascade Station Plan.</td>
</tr>
<tr>
<td>Phase of Development (acquisition, community process, predev, disposition, construction)</td>
<td>Disposition</td>
</tr>
<tr>
<td>Development Concept(s)</td>
<td>Job focused redevelopment</td>
</tr>
<tr>
<td>Action Plan / Framework(s)</td>
<td>Cascade Station/Portland International Center Plan District-established land use and development entitlements and restrictions for the development of Cascade Station (1999)</td>
</tr>
<tr>
<td>URA / Community Goals</td>
<td>Create a significant number of jobs, or provide an economic development advantage to the area</td>
</tr>
<tr>
<td>Major Consultant Contracts</td>
<td>IGA 2017-141 with Port of Portland for an updated Cascade Station District Environmental Assessment pursuant to FAA requirement</td>
</tr>
<tr>
<td>Major Milestone(s) &amp; Deadline(s)</td>
<td>Negotiation of a binding Option Agreement and Assignment of Lease to Trammel Crow by end of July 2019; ground lease payments start 7 months after execution; official transfer of property after FAA approval by December 2020</td>
</tr>
</tbody>
</table>

### Project Budget

See Fund 385 Budget

### Project Manager

Joana Filgueiras

### Project Team Member(s) & Responsibility

Ember Breckenridge (Property Management)

### Project Sponsor

Amy Edwards

### Developer

Trammel Crow
<table>
<thead>
<tr>
<th>Major External Stakeholder(s)</th>
<th>Port of Portland, Columbia Corridor Association</th>
</tr>
</thead>
<tbody>
<tr>
<td>Major Bureau Partner(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Agency Approvals &amp; Recommendations</td>
<td></td>
</tr>
<tr>
<td>FIC Approval(s)</td>
<td>February 9, 2017; May 31, 2018</td>
</tr>
<tr>
<td>Board/Council Approval(s) &amp; Recommendation(s)</td>
<td>June 27, 2018, authorizing an option to sublease 13.7 acres of leased property</td>
</tr>
<tr>
<td>Agreements</td>
<td></td>
</tr>
<tr>
<td>LOI/LOI/MOU/DDA/PSA</td>
<td>LOI</td>
</tr>
<tr>
<td>Additional Notes</td>
<td></td>
</tr>
<tr>
<td>Project File Document Location</td>
<td>S:\Projects\Other\AW\Projects\Parcel D &amp; E</td>
</tr>
</tbody>
</table>
## Property Strategic Considerations

| Goals & Objectives |  
|-------------------|---
| **Acquisition Date & Purpose** | July 13, 2006 / Master Leased from Port of Portland  
- Acquired to extend the light rail, establish infrastructure, and development of 120 acres of land at Cascade Station. Of the 120 acres, 36 acres were transferred to Prosper Portland (Resolution 6263-June 22, 2005)  

| **Property Plan Objective** | Development Site / Active  

| **2015-2020 Strategic Plan Goal(s)** | Objective 2: Access to High Quality Employment for Portland Residents  

| **Financial Sustainability Plan Objective** | Mission Related Investment - 6%  

| **Equity Objective(s)** | Interim: Increase equitable contracting of certified firms  
- Development: Compliance with Business & Workforce Equity Policy requirements for any new development. Prioritize community engagement and accountability; ensure communities of color are considered in ways to partner and benefit. (Social Equity Policy 4.4). Ensure access to affordable industrial space and parking for workers in the district. (Social Equity Policy 4.1 and 4.2)  

## Property Information

| Property Characteristics |  
|--------------------------|---
| **Property Code¹** | 385-A00545  
| **Property Name(s)** | Cascade Station Parcel E  
| **Project Name(s)** | Cascade Station Parcel E  
| **Property Description** | Vacant land at Cascade Station  
| **Address** | SWC NE Cascade Station Parkway/NE Mt St Helens Avenue  
| **RNumber(s)** | R593642  
| **Tax Lot Description(s)** | Parkrose & RPLT, Block 118119 TL 2600  
| **Lot Size** | 7.80 Acres (339,768 sq ft)  
| **Building SF** | 0 sq ft  
| **Neighborhood** |  
- URA: Airport Way  
- Neighborhood: Portland PDX Airport Area  
- NMTC Census Tract: Census Tract 73  
- Opportunity Zone: Yes-Severe Distress  
- Zoning: EG2-General Employment 2; c-Environmental Conservation; h-Aircraft Landing Zone; x-PDX Noise Impact one  
| **Base FAR & Height** | N/A  

¹ Property Code
<table>
<thead>
<tr>
<th>Financial Baseline</th>
</tr>
</thead>
<tbody>
<tr>
<td>Book Value (2017)</td>
</tr>
<tr>
<td>Real Market Value (2017)</td>
</tr>
<tr>
<td>Appraised Value</td>
</tr>
<tr>
<td>Financial Sustainability Plan Cash Flow</td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Due Diligence</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alta/As-Built</td>
</tr>
<tr>
<td>Title Report</td>
</tr>
<tr>
<td>Title Easements</td>
</tr>
<tr>
<td>Site Constraints</td>
</tr>
<tr>
<td>Environmental Documents/Notes</td>
</tr>
</tbody>
</table>

### Development Goals & Objectives

**Re-Development/Re-Use**

<table>
<thead>
<tr>
<th>Active/Inactive</th>
<th>Active</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interim Activity Strategy</td>
<td>Manage &amp; maintain the property in a way that minimizes risks and holding costs, while maintaining it in a clean and respectable manner. Work in coordination and consultation with project management staff responsible for implementation of related development plans. Interim uses would include short-term/one-time permits only, that are consistent with the Cascade Station Plan.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Phase of Development (acquisition, community process, predev, disposition, construction)</th>
<th>Disposition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development Concept(s)</td>
<td>Job focused redevelopment</td>
</tr>
<tr>
<td>Action Plan / Framework(s)</td>
<td>Cascade Station/Portland International Center Plan District-established land use and development entitlements and restrictions for the development of Cascade Station (1999)</td>
</tr>
<tr>
<td>URA / Community Goals</td>
<td>Create a significant number of jobs, or provide an economic development advantage to the area</td>
</tr>
<tr>
<td>Major Consultant Contracts</td>
<td>IGA 2017-141 with Port of Portland for an updated Cascade Station District Environmental Assessment pursuant to FAA requirement</td>
</tr>
<tr>
<td>Major Milestone(s) &amp; Deadline(s)</td>
<td>Negotiation of a binding Option Agreement and Assignment of Lease to Trammel Crow by end of July 2019; ground lease payments start 7 months after execution; official transfer of property after FAA approval by December 2020</td>
</tr>
</tbody>
</table>

**Project Budget**

See Fund 385 Budget

**Project Manager**

Joana Filgueiras

**Project Team Member(s) & Responsibility**

Ember Breckenridge (Property Management)

**Project Sponsor**

Amy Edwards

**Developer**

Trammel Crow
<table>
<thead>
<tr>
<th>Category</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Major External Stakeholder(s)</td>
<td>Port of Portland, Columbia Corridor Association</td>
</tr>
<tr>
<td>Major Bureau Partner(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Agency Approvals &amp; Recommendations</td>
<td></td>
</tr>
<tr>
<td>FIC Approval(s)</td>
<td>February 9, 2017; May 31, 2018</td>
</tr>
<tr>
<td>Board/Council Approval(s) &amp;</td>
<td>June 27, 2018, authorizing an option to sublease</td>
</tr>
<tr>
<td>Recommendation(s)</td>
<td>13.7 acres of leased property</td>
</tr>
<tr>
<td>Agreements</td>
<td></td>
</tr>
<tr>
<td>LOI/MOU/DDA/PSA</td>
<td>LOI</td>
</tr>
<tr>
<td>Additional Notes</td>
<td></td>
</tr>
<tr>
<td>Project File Document Location</td>
<td>S:\Projects\Other\AW\Projects\Parcel D &amp; E</td>
</tr>
</tbody>
</table>
### Property Strategic Considerations

<table>
<thead>
<tr>
<th>Goals &amp; Objectives</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Acquisition Date &amp; Purpose</strong></td>
<td>June 19, 2000 from ADM Milling, Co.</td>
</tr>
<tr>
<td></td>
<td>• Acquired as part of the River District Strategic Investment</td>
</tr>
<tr>
<td></td>
<td>Plan (City of Portland Resolution 35350) for redevelopment and</td>
</tr>
<tr>
<td></td>
<td>public uses (Resolution 5397-February 17, 2000)</td>
</tr>
<tr>
<td><strong>Property Plan Objective</strong></td>
<td>Development Site / Active</td>
</tr>
<tr>
<td><strong>2015-2020 Strategic Plan Objective(s)</strong></td>
<td>Objective 1: Create Healthy, Complete Neighborhoods Throughout</td>
</tr>
<tr>
<td></td>
<td>Portland (Outcome 1.1: Vibrant Communities &amp; Corridors)</td>
</tr>
<tr>
<td><strong>Financial Sustainability Plan Objective</strong></td>
<td>Mission Related Investment - 6%</td>
</tr>
<tr>
<td><strong>Equity Objective(s)</strong></td>
<td>Interim: Increase equitable contracting of certified firms</td>
</tr>
<tr>
<td></td>
<td>Development: Leverage onsite affordable housing; Promote</td>
</tr>
<tr>
<td></td>
<td>opportunity objectives for the Business Equity Program and the</td>
</tr>
<tr>
<td></td>
<td>Workforce Equity Program by promoting contracting and</td>
</tr>
<tr>
<td></td>
<td>employment opportunities to MWESB business and</td>
</tr>
<tr>
<td></td>
<td>communities of color</td>
</tr>
</tbody>
</table>

### Property Information

<table>
<thead>
<tr>
<th>Property Characteristics</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Property Code¹</strong></td>
<td>330-A00288</td>
</tr>
<tr>
<td><strong>Property Name(s)</strong></td>
<td>Centennial Mills</td>
</tr>
<tr>
<td><strong>Project Name(s)</strong></td>
<td>Centennial Mills</td>
</tr>
<tr>
<td><strong>Property Description</strong></td>
<td>Former Flour Mill and Mounted Patrol Unit building and riding</td>
</tr>
<tr>
<td></td>
<td>area</td>
</tr>
<tr>
<td><strong>Address</strong></td>
<td>1362 NW Naito Parkway</td>
</tr>
<tr>
<td><strong>RNumber(s)</strong></td>
<td><a href="#">R141440</a></td>
</tr>
<tr>
<td><strong>Tax Lot Description(s)</strong></td>
<td>COUCHS ADD, BLOCK 318, INC RIP RTS OUT TO HARBOR LN LOT 25-37,</td>
</tr>
<tr>
<td></td>
<td>SELY 15.79’ OF LOT 38</td>
</tr>
<tr>
<td><strong>Lot Size</strong></td>
<td>4.4 acres (193,406 sq ft)</td>
</tr>
<tr>
<td><strong>Building SF</strong></td>
<td>77,225 sq ft</td>
</tr>
<tr>
<td><strong>Neighborhood</strong></td>
<td></td>
</tr>
<tr>
<td><strong>URA</strong></td>
<td>River District</td>
</tr>
<tr>
<td><strong>Neighborhood</strong></td>
<td>Pearl District</td>
</tr>
<tr>
<td><strong>NMTC Census Tract</strong></td>
<td>Census Tract 51</td>
</tr>
<tr>
<td><strong>Opportunity Zone</strong></td>
<td>Yes-Severe Distress</td>
</tr>
<tr>
<td><strong>Zoning</strong></td>
<td>EX-Central Employment; d-Design Zone; g-River General</td>
</tr>
<tr>
<td><strong>Base FAR &amp; Height</strong></td>
<td>2:1 / 100’</td>
</tr>
</tbody>
</table>
### Financial Baseline

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Book Value (2017)</td>
<td>$2,650,000</td>
</tr>
<tr>
<td>Real Market Value (2017)</td>
<td>$13,476,360</td>
</tr>
<tr>
<td>Appraised Value</td>
<td>November 29, 2010; $2,650,000; Integra Realty</td>
</tr>
<tr>
<td>Financial Sustainability Plan Cash Flow</td>
<td>($56,435) FY 19/20</td>
</tr>
<tr>
<td></td>
<td>$469,616 Ten-year outlook including FY 19/20</td>
</tr>
</tbody>
</table>

### Due Diligence

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alta/As-Built</td>
<td>Yes / Yes</td>
</tr>
<tr>
<td>Title Report</td>
<td>February 4, 2010</td>
</tr>
<tr>
<td>Title Easements</td>
<td>Sewer Easement-Tanner Creek-Recorded 8/24/1916; Walkway Easement-Waterfront Pearl Condos-Recorded 10/2/2009 #2009-139372</td>
</tr>
<tr>
<td>Site Constraints</td>
<td>Significant amount of the property lies within the flood plain</td>
</tr>
<tr>
<td>Environmental Documents/Notes</td>
<td>ESA Phase 1: February 1999; ESA Phase 2: October 2008; Pockets of contaminated or non-clean fill soil remain-developer incremental costs (GASB 49 17/18)</td>
</tr>
</tbody>
</table>

### Development Goals & Objectives

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Re-Development/Re-Use</td>
<td>Active</td>
</tr>
<tr>
<td>Interim Activity Strategy</td>
<td>Manage &amp; maintain the property in a way that minimizes risks and holding costs, while maintaining it in a clean and respectable manner. Work in coordination and consultation with project management staff responsible for implementation of related development plans. Interim uses would include short-term/one-time permits only, on grounds only, like community events, film uses, and construction staging.</td>
</tr>
<tr>
<td>Phase of Development</td>
<td>Predevelopment</td>
</tr>
<tr>
<td>Development Concept(s)</td>
<td>Mixed use development with 80 affordable housing units and greenway trail</td>
</tr>
<tr>
<td>Action Plan / Framework(s)</td>
<td>Centennial Mills Framework Plan</td>
</tr>
<tr>
<td>URA / Community Goal(s)</td>
<td>River District URA Plan</td>
</tr>
<tr>
<td>Major Consultant Contracts</td>
<td>None</td>
</tr>
<tr>
<td>Major Milestone(s) &amp; Deadline(s)</td>
<td>Letters of Intent to be received by June 30, 2019; select development partner and enter into MOU by September 30, 2019 for a 6-9 month period; Board to approve DDA by June 2020; property sale in FY 21/22</td>
</tr>
<tr>
<td>Budget Investment</td>
<td>Budget Investment of $1M for Tanner Creek Remediation in FY 19/20</td>
</tr>
<tr>
<td>Project Budget</td>
<td>See Fund 330 Budget</td>
</tr>
<tr>
<td>Project Manager</td>
<td>Eric Jacobson</td>
</tr>
<tr>
<td>Project Team Member(s)</td>
<td>Ember Breckenridge (Property Manager), Colin Polk (Environmental)</td>
</tr>
<tr>
<td><strong>Project Sponsor</strong></td>
<td>Amy Edwards</td>
</tr>
<tr>
<td>---------------------</td>
<td>-------------</td>
</tr>
<tr>
<td><strong>Developer</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Major External Stakeholder(s)</strong></td>
<td>Pearl District Neighborhood Association; Restore Oregon</td>
</tr>
<tr>
<td><strong>Major Bureau Partner(s)</strong></td>
<td>None</td>
</tr>
<tr>
<td><strong>Agency Approvals &amp; Recommendations</strong></td>
<td>None</td>
</tr>
<tr>
<td><strong>FIC Approval(s)</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Board/Council Approval(s) &amp; Recommendation(s)</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Agreements</strong></td>
<td></td>
</tr>
<tr>
<td><strong>LOI/MOU/DDA/PSA</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Additional Notes</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Project File Document Location</strong></td>
<td>S:\Projects\CC-URAs\RD\Projects\Centennial Mills</td>
</tr>
</tbody>
</table>
### Property Strategic Considerations

<table>
<thead>
<tr>
<th>Goals &amp; Objectives</th>
<th></th>
</tr>
</thead>
</table>
| Acquisition Date & Purpose | June 11, 2002 from Ferryman  
- Acquired to achieve the objectives of the OCC URA and to facilitate development of the site and surrounding properties, in particular, development that would be compatible with or support the Oregon Convention Center and related tourism industry and a Headquarters Hotel (Resolution 5855-May 8, 2002) |

<table>
<thead>
<tr>
<th>Property Plan Objective</th>
<th>Operating Asset / Hold</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015-2020 Strategic Plan Objective(s)</td>
<td>Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland (Outcome 1.3: Regional Assets)</td>
</tr>
<tr>
<td>Financial Sustainability Plan Objective</td>
<td>Mission Related Investment - 6%</td>
</tr>
</tbody>
</table>
| Equity Objective(s) | Interim: Optimize business and workforce equity goals during renovation  
Development: N/A |

### Property Information

<table>
<thead>
<tr>
<th>Property Characteristics</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Code¹</td>
<td>350-A00309</td>
</tr>
<tr>
<td>Property Name(s)</td>
<td>Inn at the Convention Center</td>
</tr>
<tr>
<td>Project Name(s)</td>
<td>Inn at the Convention Center</td>
</tr>
<tr>
<td>Property Description</td>
<td>5-story, 97 room hotel</td>
</tr>
<tr>
<td>Address</td>
<td>420 NE Holladay Street</td>
</tr>
<tr>
<td>RNumber(s)</td>
<td>R182135</td>
</tr>
<tr>
<td>Tax Lot Description(s)</td>
<td>HOLLADAYS ADD, BLOCK 43, LOT 1&amp;2&amp;7&amp;8 EXC PT IN ST</td>
</tr>
<tr>
<td>Lot Size</td>
<td>.41 acres (18,000 sq ft)</td>
</tr>
<tr>
<td>Building SF</td>
<td>43,379 sq ft</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Neighborhood</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>URA</td>
<td>Oregon Convention Center</td>
</tr>
<tr>
<td>Neighborhood</td>
<td>Lloyd District Community Association</td>
</tr>
<tr>
<td>NMTC Census Tract</td>
<td>Census Tract 23.03</td>
</tr>
<tr>
<td>Opportunity Zone</td>
<td>Yes-Severe Distress</td>
</tr>
<tr>
<td>Zoning</td>
<td>CX-Central Commercial; d-Design</td>
</tr>
<tr>
<td>Base FAR &amp; Height</td>
<td>12:1 / 250'</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Financial Baseline</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Book Value (2017)</td>
<td>$3,900,000</td>
</tr>
<tr>
<td>Real Market Value (2017)</td>
<td>$10,776,440</td>
</tr>
</tbody>
</table>
### Development Goals & Objectives

<table>
<thead>
<tr>
<th>Re-Development/Re-Use</th>
<th>Inactive</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interim Activity Strategy</td>
<td>Operate as hotel</td>
</tr>
<tr>
<td>Phase of Development</td>
<td>N/A</td>
</tr>
<tr>
<td>Development Concept(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Action Plan / Framework(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>URA / Community Goal(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Major Consultant Contracts</td>
<td>Hotel Management Contract; Brett Schultz Design Contract</td>
</tr>
<tr>
<td>Major Milestone(s) &amp; Deadline(s)</td>
<td>Concept Design complete by end of July 2019; Design Costing complete by end of August 2019; Schematic/Final Design by September/October 2019; Permitting thru October/November 2019; RFP for CMGC thru October/November 2019; Construction to begin by January 2020 with completion ending December 2020</td>
</tr>
<tr>
<td></td>
<td>Commence community engagement on development in FY 19/20; redevelop site after FY 26/27</td>
</tr>
<tr>
<td></td>
<td>Hotel Management Contract with Trek Ventures expires December 31, 2021 with the option of extending up to four additional years</td>
</tr>
<tr>
<td></td>
<td>Budget investment of $2M in 19/20 includes original concept design</td>
</tr>
<tr>
<td>Project Budget</td>
<td>See Fund 350 Budget</td>
</tr>
<tr>
<td>Project Manager</td>
<td>Shelly Haack</td>
</tr>
<tr>
<td>Project Team Member(s)</td>
<td>Ember Breckenridge (Property Manager), Amy Nagy (Community Liaison)</td>
</tr>
<tr>
<td>Project Sponsor</td>
<td>Amy Edwards</td>
</tr>
<tr>
<td>Developer</td>
<td>N/A</td>
</tr>
<tr>
<td>Major External Stakeholder(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Major Bureau Partner(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>-------------------------------</td>
<td>-----</td>
</tr>
<tr>
<td>Agency Approvals &amp; Recommendations</td>
<td></td>
</tr>
<tr>
<td>FIC Approval(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Board/Council Approval(s) &amp; Recommendation(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Agreements</td>
<td></td>
</tr>
<tr>
<td>LOI/MOU/DDA/PSA</td>
<td>N/A</td>
</tr>
<tr>
<td>Additional Notes</td>
<td></td>
</tr>
<tr>
<td>Project File Document Location</td>
<td>S:\Projects\CC-URAs\OCC\Projects\Inn at the Convention Center</td>
</tr>
</tbody>
</table>
### Property Strategic Considerations

**Goals & Objectives**

**Acquisition Date & Purpose**

- January 18, 2001 from Haley & Rosewater Brewing Company
- Acquired to facilitate redevelopment of gateway improvements with uses supportive of the adjacent Oregon Convention Center and a Headquarters Hotel (Resolution 5583-December 13, 2000)

**Property Plan Objective**

Development Site / Inactive

**2015-2020 Strategic Plan Objective(s)**

- Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland (Outcome 1.1: Vibrant Communities & Corridors)

**Financial Sustainability Plan Objective**

Mission Related Investment - 6%

**Equity Objective(s)**

- Interim: Free and fair access to all Portlanders as part of Convention Center
- Development: N/A

### Property Information

**Property Characteristics**

- **Property Code¹**: 350-A00308
- **Property Name(s)**: Sizzler Lot
- **Project Name(s)**: Metro Plaza
- **Property Description**: Outdoor pavilion park
- **Address**: 834 NE MLK Jr Blvd
- **RNumber(s)**: R182134
- **Tax Lot Description(s)**: HOLLADAYS ADD, BLOCK 26, LOT 1&8 EXC PT IN STS, LOT 2,3,6&7 EXC PT IN ST, LOT 4&5 EXC PT IN STS
- **Lot Size**: .76 acres (33,276 sq ft)
- **Building SF**: 0 sq ft

**Neighborhood**

- **URA**: Oregon Convention Center
- **Neighborhood**: Lloyd District Community Association
- **NMTC Census Tract**: Census Tract 23.03
- **Opportunity Zone**: Yes-Severe Distress
- **Zoning**: CX-Central Commercial; d-Design
- **Base FAR & Height**: 12:1 / 250'

**Financial Baseline**

- **Book Value (2017)**: $2,784,000
- **Real Market Value (2017)**: $7,704,130
## Development Goals & Objectives

### Re-Development/Re-Use

<table>
<thead>
<tr>
<th>Item</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Active/Inactive</td>
<td>Inactive</td>
</tr>
<tr>
<td>Interim Activity Strategy</td>
<td>Operate as event pavilion</td>
</tr>
<tr>
<td>Phase of Development (acquisition, community process, predev, disposion, construction)</td>
<td>N/A</td>
</tr>
<tr>
<td>Development Concept(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Action Plan / Framework(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>URA / Community Goal(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Major Consultant Contracts</td>
<td>N/A</td>
</tr>
<tr>
<td>Major Milestone(s) &amp; Deadline(s)</td>
<td>Commence community engagement on development in FY 19/20; redevelop site after FY 23/24</td>
</tr>
</tbody>
</table>

### Project Budget

- See Fund 350 Budget

### Project Manager

- Shelly Haack

### Project Team Member(s)

- Amy Nagy (Community Liaison), Ember Breckenridge (Property Manager)

### Project Sponsor

- Amy Edwards

### Developer

- N/A

### Major External Stakeholder(s)

- N/A

### Major Bureau Partner(s)

- Metro

### Agency Approvals & Recommendations

### FIC Approval(s)

- N/A

### Board/Council Approval(s) & Recommendation(s)

- N/A

### Agreements

- LOI/MOU/DDA/PSA

- N/A

### Additional Notes

- Project File Document Location: Property Plans Page 28
## Property Strategic Considerations

### Goals & Objectives

#### Acquisition Date & Purpose

June 20, 2017 from ODOT
- Acquired to redevelop through a public/private development partnership and achieve public goals, including increasing job density within the Central Eastside; adding to the City’s supply of industrial and commercial space; providing an opportunity for affordable space; and providing structured parking to support additional growth in an area that has experienced significant employment growth and has a constrained parking supply (Resolution 7216-November 9, 2016)

### Property Plan Objective

Development Site / Active

### 2015-2020 Strategic Plan Goal(s)

- Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland (Outcome 1.2: Connected Innovation and Jobs Centers)
- Objective 2: Access to High Quality Employment (Outcome: 2.1: Quality Job Growth)

### Financial Sustainability Plan Objective

Mission Related Investment - 6%

### Equity Objective(s)

- Interim: Public parking open to all Portlanders; equitable contracting opportunities with City Center Parking’s subcontractors.

- Development: Expand middle-income job growth and connections with diverse employees and entrepreneurs in industrial areas; Pursue employers that deliver significant employment opportunities with quality-jobs focused approach; Promote opportunity objectives for the Business Equity Program and the Workforce Equity Program by promoting contracting and employment opportunities to MWESB business and communities of color

## Property Information

### Property Characteristics

<table>
<thead>
<tr>
<th>Property Code¹</th>
<th>355-A00313</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Name(s)</td>
<td>ODOT Blocks</td>
</tr>
<tr>
<td>Project Name(s)</td>
<td>ODOT Blocks</td>
</tr>
<tr>
<td>Property Description</td>
<td>Unimproved public parking lot</td>
</tr>
<tr>
<td>Address</td>
<td>NWC/ Water &amp; SE Salmon St</td>
</tr>
<tr>
<td>RNumber(s)</td>
<td>R673527</td>
</tr>
<tr>
<td>Tax Lot Description(s)</td>
<td>PARTITION PLAT 2016-9, LOT 1 TL 1705</td>
</tr>
<tr>
<td>Lot Size</td>
<td>.80 acres (34,809 sq ft)</td>
</tr>
<tr>
<td>Building SF</td>
<td>0 sq ft</td>
</tr>
<tr>
<td>-------------</td>
<td>---------</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Neighborhood</th>
<th>Central Eastside</th>
</tr>
</thead>
<tbody>
<tr>
<td>URA Neighborhood</td>
<td>Buckman Community Association</td>
</tr>
<tr>
<td>NMTC Census Tract</td>
<td>Census Tract 11.01</td>
</tr>
<tr>
<td>Opportunity Zone</td>
<td>Yes, Severe Distress</td>
</tr>
<tr>
<td>Zoning</td>
<td>IG1-General Industrial 1</td>
</tr>
<tr>
<td>Base FAR &amp; Height</td>
<td>Base Zone</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Financial Baseline</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Book Value (2017)</td>
<td>$2,845,000 (shared with Block B &amp; C)</td>
</tr>
<tr>
<td>Real Market Value (2017)</td>
<td>$2,662,900</td>
</tr>
<tr>
<td>Appraised Value</td>
<td>February 28, 2015; $1,039,167; Richard Herman (all Blocks appraised together at $2,845,000)</td>
</tr>
<tr>
<td>Financial Sustainability Plan Cash Flow</td>
<td>$4,026FY 19/20 $1,093,469 Ten-year outlook including FY 19/20</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Due Diligence</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Alta/As-Built</td>
<td>Alta - See Construction Services</td>
</tr>
<tr>
<td>Title Report</td>
<td>N/A</td>
</tr>
<tr>
<td>Title Easements</td>
<td>N/A</td>
</tr>
<tr>
<td>Site Constraints</td>
<td>None</td>
</tr>
<tr>
<td>Environmental Documents/Notes</td>
<td>ESA Phase I: August 2013; ESA Phase II: August 2014; VCP ICP ECSI #5936; Use for parking, additional environmental costs for soils may apply during redevelopment (GASB 49 17/18)</td>
</tr>
</tbody>
</table>

### Development Goals & Objectives

<table>
<thead>
<tr>
<th>Re-Development/Re-Use</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Active/Inactive</td>
<td>Active</td>
</tr>
<tr>
<td>Interim Activity Strategy</td>
<td>Address district parking needs by operating the lot as a public parking lot</td>
</tr>
<tr>
<td>Phase of Development (acquisition, community process, predev, disposition, construction)</td>
<td>Community Process, Predevelopment</td>
</tr>
<tr>
<td>Development Concept(s)</td>
<td>Ground-floor industrial space, with a preference for an affordability component to that space; ground-floor retail space as allowed by code; and industrial or industrial office space on upper floors to maximize employment. Maximize the development density subject to market conditions. Provide parking at the amount needed to support new development and provide some amount of district parking. Full consideration of how the project and adjacent rights of way relate to adjacent properties and connects to the Vera Katz Eastbank Esplanade.</td>
</tr>
<tr>
<td>Action Plan / Framework(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>URA / Community Goal(s)</td>
<td>Improve the level, distribution and stability of jobs and income for resident industry, business and people. Enhance the Central Eastside as a near-in job center featuring a diverse industrial</td>
</tr>
</tbody>
</table>
Major Consultant Contracts  
Predev contracts held by Beam under the MOU. Direct contract with Hacker to design potential temporary uses on adjacent ODOT leasable lots.

Major Milestone(s) & Deadline(s)  
MOU terminates November 1, 2019; Conceptual Design on 3 blocks through December 2019; Schematic Design and Design Development on Block A through Spring 2019; Land lease term sheet by September 2019; DA Agreement Negotiation by December 2019; Lease execution by 1st quarter of 2020 with financing closing and lease payments starting December 2020; Parking Ordinance 187410 expires June 2020; City Center Parking Operations Agreement expires June 30, 2020 with an option of 3 additional years

Budget Investment of $810K for environmental remediation on Block A in FY 19/20

Project Budget  
See Fund 355 Budget

Project Manager  
Thea Munchel

Project Team Member(s) & Responsibility  
Colin Polk (Environmental), John Wasserman (Legal), Ember Breckenridge (Property Management)

Project Sponsor  
Amy Edwards

Developer  
Beam Development

Major External Stakeholder(s)  
Central Eastside Industrial Council; business/workforce equity partners

Major Bureau Partner(s)  
Oregon Department of Transportation, Bureau of Planning & Sustainability, Bureau of Transportation (right of way design)

Agencies Approvals & Recommendations

FIC Approval(s)  
November 22, 2017; May 13, 2018; October 25, 2018

Board/Council Approval(s) & Recommendation(s)  
May 9, 2018 Board Briefing – RFP selection

Agreements

LOI/LOU/DDA/PSA  
MOU

Additional Notes

Project File Document Location  
S:\Projects\CC-URAs\CES\Projects\ODOT Blocks
## Property Strategic Considerations

**Goals & Objectives**

**Acquisition Date & Purpose**

June 20, 2017 from ODOT
- Acquired to redevelop through a public/private development partnership and achieve public goals, including increasing job density within the Central Eastside; adding to the City’s supply of industrial and commercial space; providing an opportunity for affordable space; and providing structured parking to support additional growth in an area that has experienced significant employment growth and has a constrained parking supply (Resolution 7216-November 9, 2016)

**Property Plan Objective**

Development Site / Active

**2015-2020 Strategic Plan Goal(s)**

Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland (Outcome 1.2: Connected Innovation and Jobs Centers)

Objective 2: Access to High Quality Employment (Outcome: 2.1: Quality Job Growth)

**Financial Sustainability Plan Objective**

Mission Related Investment - 6%

**Equity Objective(s)**

Interim: Public parking open to all Portlanders; equitable $contracting opportunities with City Center Parking’s subcontractors.

Development: Expand middle-income job growth and connections with diverse employees and entrepreneurs in industrial areas; Pursue employers that deliver significant employment opportunities with quality-jobs focused approach; Promote opportunity objectives for the Business Equity Program and the Workforce Equity Program by promoting contracting and employment opportunities to MWESB business and communities of color

---

## Property Information

**Property Characteristics**

**Property Code¹**
355-A00313

**Property Name(s)**
ODOT Blocks

**Project Name(s)**
ODOT Blocks

**Property Description**
Unimproved public parking lot

**Address**
NWC/Main & SE Water Ave

**RNumber(s)**
R673490

**Tax Lot Description(s)**
PARTITION PLAT 2016-7, LOT 1 TL 3602

**Lot Size**
.80 acres (34,862 sq ft)
### Building SF
- **Building SF**: 0 sq ft

### Neighborhood
- **Neighborhood**: Central Eastside
- **Neighborhood**: Buckman Community Association

### URA
- **URA**: Central Eastside

### NMTC Census Tract
- **NMTC Census Tract**: Census Tract 11.01

### Opportunity Zone
- **Opportunity Zone**: Yes, Severe Distress

### Zoning
- **Zoning**: IG1-General Industrial 1

### Base FAR & Height
- **Base FAR & Height**: Base Zone

### Financial Baseline
- **Book Value (2017)**: $2,845,000 (shared with Block A & C)
- **Real Market Value (2017)**: $2,845,000
- **Appraised Value**: February 28, 2015; $1,039,167; Richard Herman (all Blocks appraised together at $2,845,000)
- **Financial Sustainability Plan Cash Flow**: $49,026 FY 19/20
  - **$1,094,493 Ten-year outlook including FY 19/20**

### Due Diligence
- **Alta/As-Built**: N/A
- **Title Report**: N/A
- **Title Easements**: N/A
- **Site Constraints**: None
- **Environmental Documents/Notes**: ESA Phase I: August 2013; ESA Phase II: August 2014; VCP ICP ECSI #5936; Use for parking, additional environmental costs for soils may apply during redevelopment (GASB 49 17/18)

### Development Goals & Objectives

#### Re-Development/Re-Use
- **Active/Inactive**: Active
- **Interim Activity Strategy**: Address district parking needs by operating the lot as a public parking lot
- **Phase of Development (acquisition, community process, predev, disposition, construction)**: Community Process, Predevelopment
- **Development Concept(s)**: Ground-floor industrial space, with a preference for an affordability component to that space; ground-floor retail space as allowed by code; and industrial or industrial office space on upper floors to maximize employment. Maximize the development density subject to market conditions. Provide parking at the amount needed to support new development and provide some amount of district parking. Full consideration of how the project and adjacent rights of way relate to adjacent properties and connects to the Vera Katz Eastbank Esplanade.
- **Action Plan / Framework(s)**: N/A
- **URA / Community Goal(s)**: Improve the level, distribution and stability of jobs and income for resident industry, business and people. Enhance the Central Eastside as a near-in job center featuring a diverse industrial
<table>
<thead>
<tr>
<th>Major Consultant Contracts</th>
<th>N/A</th>
</tr>
</thead>
</table>
| Major Milestone(s) & Deadline(s) | Phase 3: Disposition by December 2023  
City Center Parking Operations Agreement expires June 30, 2020 with an option of 3 additional years |
| Project Budget | See Fund 355 Budget |
| Project Manager | Thea Munchel |
| Project Team Member(s) & Responsibility | Colin Polk (Environmental), John Wasserman (Legal), Ember Breckenridge (Property Management) |
| Project Sponsor | Amy Edwards |
| Developer | N/A |
| Major External Stakeholder(s) | Central Eastside Industrial Council; business/workforce equity partners |
| Major Bureau Partner(s) | Oregon Department of Transportation, Bureau of Planning & Sustainability, Bureau of Transportation (right of way design) |
| Agency Approvals & Recommendations | |
| FIC Approval(s) | November 22, 2017; May 13, 2018; October 25, 2018 |
| Board/Council Approval(s) & Recommendation(s) | May 9, 2018 Board Briefing – RFP selection |
| Agreements | |
| LOI/MOU/DDA/PSA | MOU |
| Additional Notes | |
| Project File Document Location | S:\Projects\CC-URAs\CES\Projects\ODOT Blocks |
### Property Strategic Considerations

#### Goals & Objectives

**Acquisition Date & Purpose**

June 20, 2017 from ODOT
- Acquired to redevelop through a public/private development partnership and achieve public goals, including increasing job density within the Central Eastside; adding to the City’s supply of industrial and commercial space; providing an opportunity for affordable space; and providing structured parking to support additional growth in an area that has experienced significant employment growth and has a constrained parking supply (Resolution 7216-November 9, 2016)

**Property Plan Objective**

Development Site / Active

**2015-2020 Strategic Plan Goal(s)**

Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland (Outcome 1.2: Connected Innovation and Jobs Centers)

Objective 2: Access to High Quality Employment (Outcome: 2.1: Quality Job Growth)

**Financial Sustainability Plan Objective**

Mission Related Investment - 6%

**Equity Objective(s)**

Interim: Public parking open to all Portlanders; equitable contracting opportunities with City Center Parking's subcontractors.

Development: Expand middle-income job growth and connections with diverse employees and entrepreneurs in industrial areas; Pursue employers that deliver significant employment opportunities with quality-jobs focused approach; Promote opportunity objectives for the Business Equity Program and the Workforce Equity Program by promoting contracting and employment opportunities to MWESB business and communities of color

### Property Information

#### Property Characteristics

<table>
<thead>
<tr>
<th>Property Code¹</th>
<th>355-A00313</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Name(s)</td>
<td>ODOT Blocks</td>
</tr>
<tr>
<td>Project Name(s)</td>
<td>ODOT Blocks</td>
</tr>
<tr>
<td>Property Description</td>
<td>Unimproved public parking lot</td>
</tr>
<tr>
<td>Address</td>
<td>SWC/ Main &amp; SE Water Ave</td>
</tr>
<tr>
<td>RNumber(s)</td>
<td>R673495</td>
</tr>
<tr>
<td>Tax Lot Description(s)</td>
<td>PARTITION PLAT 2016-8, LOT 1 TL 4305</td>
</tr>
<tr>
<td>Lot Size</td>
<td>.59 acres (25,601 sq ft)</td>
</tr>
<tr>
<td>Building SF</td>
<td>0 sq ft</td>
</tr>
<tr>
<td>-------------</td>
<td>---------</td>
</tr>
<tr>
<td>Neighborhood</td>
<td>Central Eastside</td>
</tr>
<tr>
<td>URA</td>
<td></td>
</tr>
<tr>
<td>Neighborhood</td>
<td>Buckman Community Association</td>
</tr>
<tr>
<td>NMTC Census Tract</td>
<td>Census Tract 11.01</td>
</tr>
<tr>
<td>Opportunity Zone</td>
<td>Yes, Severe Distress</td>
</tr>
<tr>
<td>Zoning</td>
<td>IG1-General Industrial 1</td>
</tr>
<tr>
<td>Base FAR &amp; Height</td>
<td>Base Zone</td>
</tr>
</tbody>
</table>

**Financial Baseline**

| Book Value (2017) | $2,845,000 (shared with Block A & C) |
| Real Market Value (2017) | $2,845,000 |
| Appraised Value | February 28, 2015; $766,666; Richard Herman (all Blocks appraised together at $2,845,000) |
| Financial Sustainability Plan Cash Flow | $49,026 FY 19/20; $915,526 Ten-year outlook including FY 19/20 |

**Due Diligence**

| Alta/As-Built | N/A |
| Title Report | N/A |
| Title Easements | N/A |
| Site Constraints | None |
| Environmental Documents/Notes | ESA Phase I: August 2013; ESA Phase II: August 2014; VCP ICP ECSI #5936; Use for parking, additional environmental costs for soils may apply during redevelopment (GASB 49 17/18) |

**Development Goals & Objectives**

**Re-Development/Re-Use**

| Active/Inactive | Active |
| Interim Activity Strategy | Address district parking needs by operating the lot as a public parking lot |
| Phase of Development (acquisition, community process, predev, disposition, construction) | Community Process, Predevelopment |
| Development Concept(s) | Ground-floor industrial space, with a preference for an affordability component to that space; ground-floor retail space as allowed by code; and industrial or industrial office space on upper floors to maximize employment. Maximize the development density subject to market conditions. Provide parking at the amount needed to support new development and provide some amount of district parking. Full consideration of how the project and adjacent rights of way relate to adjacent properties and connects to the Vera Katz Eastbank Esplanade. |
| Action Plan / Framework(s) | N/A |
| URA / Community Goal(s) | Improve the level, distribution and stability of jobs and income for resident industry, business and people. Enhance the Central Eastside as a near-in job center featuring a diverse industrial.
<table>
<thead>
<tr>
<th><strong>Major Consultant Contracts</strong></th>
<th>N/A</th>
</tr>
</thead>
</table>
| **Major Milestone(s) & Deadline(s)** | Phase 2: Disposition by end of FY 21/22  
City Center Parking Operations Agreement expires June 30, 2020 with an option of 3 additional years |
| **Project Budget** | See Fund 355 Budget |
| **Project Manager** | Thea Munchel |
| **Project Team Member(s) & Responsibility** | Colin Polk (Environmental), John Wasserman (Legal), Ember Breckenridge (Property Management) |
| **Project Sponsor** | Amy Edwards |
| **Developer** | N/A |
| **Major External Stakeholder(s)** | Central Eastside Industrial Council; business/workforce equity partners |
| **Major Bureau Partner(s)** | Oregon Department of Transportation, Bureau of Planning & Sustainability, Bureau of Transportation (right of way design) |
| **Agency Approvals & Recommendations** | |
| **FIC Approval(s)** | November 22, 2017; May 13, 2018; October 25, 2018 |
| **Board/Council Approval(s) & Recommendation(s)** | May 9, 2018 Board Briefing – RFP selection |
| **Agreements** | |
| **LOI/MOU/DDA/PSA** | MOU |
| **Additional Notes** | |
| **Project File Document Location** | S:\Projects\CC-URAs\CES\Projects\ODOT Blocks |
### Property Strategic Considerations

**Goals & Objectives**

**Acquisition Date & Purpose**
- September 8, 2016 from United States Postal Service
- Acquired for redevelopment (Resolution 7171-February 10, 2016)

**Property Plan Objective**
- Development Site / Active

**2015-2020 Strategic Plan Objective(s)**
- Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland (Outcome 1.3: Regional Assets)
- Objective 2: Access to High Quality Employment (Outcome: 2.1: Quality Job Growth)
- Objective 3: Foster Wealth Creation within Communities of Color and Low-Income Communities (Outcome 3.2 Business Growth)
- Objective 4: Form 21st Century Civic Networks, Institutions & Partnerships (Outcome 4.2: Affordability & Neighborhood Solutions)

**Financial Sustainability Plan Objective**
- Mission Related Investment - 6%

**Equity Objective(s)**
- Interim: Increase equitable contracting of certified firms
- Development: Pursue anchor employers that deliver significant employment opportunities with quality-jobs focused approach; Promote opportunity objectives for the Business Equity Program and the Workforce Equity Program by promoting contracting and employment opportunities to MWESB business and communities of color. Prioritize community engagement and accountability; pursue racial equity focused engagement approach as part of Broadway Corridor project. (Social Equity Policy 4.4). Implement Community Benefit Agreement to be agreed upon with development. (Social Equity Policy 4.1 and 4.2)

### Property Information

**Property Characteristics**

**Property Code¹**
- 330-A00276

**Property Name(s)**
- Post Office

**Project Name(s)**
- Post Office

**Property Description**
- US Postal Office Building

**Address**
- 715 NW Hoyt Street

**RNumber(s)**
- R140726; R140728

**Tax Lot Description(s)**
- COUCHS ADD, BLOCK 113&114&129-132&147&148&192&193
Lot Size: 8.96 acres; 4.41 acres

Building SF: 402,936 sq ft

Neighborhood

URA: River District
Neighborhood: Pearl District
NMTC Census Tract: Census Tract 51
Opportunity Zone: Yes-Severe Distress
Zoning: EX-Central Employment; d-Design
Base FAR & Height: 7:1 / 75'

Financial Baseline

Book Value (2017): $74,404,000
Real Market Value (2017): $84,575,240
Appraised Value: September 16, 2015; $63,420,000; Integra
Financial Sustainability Plan Cash Flow: ($28,910) FY 19/20
$5,151,870 Ten-year outlook including FY 19/20

Due Diligence

Alta/As-Built: ALTA-KPFF July 10, 2016
Title Report: N/A
Title Easements: N/A
Site Constraints: Broadway Bridge ramp approach to the east and north
Environmental Documents/Notes: EAS Phase I: August 2016; ESA Phase II: April 2006; VCP ICP ECSI #2183; RI/FS: June 2008; ROD: July 2010; EES: October 2011; Monitoring: Yes; NFA Letter: September 2012; Site will join VCP and undergo RI/FS in FY 18-19 (GASB 49 17/18)

Development Goals & Objectives

Re-Development/Re-Use
Active/Inactive: Active
Interim Activity Strategy: Manage & maintain the property in a way that minimizes risks and holding costs, while maintaining it in a clean and respectable manner. Work in coordination and consultation with project management staff responsible for implementation of related development plans. Interim uses would include short-term/one-time permits only, are limited to the NW corner of the property, and are limited to uses that are in alignment with the Broadway Corridor objectives.
Phase of Development (acquisition, community process, predev, disposition, construction): Predevelopment
Development Concept(s): 4M sq ft of mixed use development
Action Plan / Framework(s): Broadway Corridor Framework Plan; Master Plan Strategy
URA / Community Goal(s): River District URA Plan
<table>
<thead>
<tr>
<th>Major Consultant Contracts</th>
<th>ZGF</th>
</tr>
</thead>
</table>

**Major Milestone(s) & Deadline(s)**

- Complete USPS Master Plan / Broadway Corridor Development Plan – ongoing through December 2019; Hot spots abatement, VMF demolition, tank removal – Summer 2019 through Summer 2021 (tentative); USPS Retail Relocation – ongoing through December 2020 (tentative); Main Building Demolition – Summer 2019 through December 2022

- Post Office lease expires when a permanent suitable location, approved by the USPS, is developed and the USPS is relocated.

- Budget Investment of $6,285,000 in FY 19/20

<table>
<thead>
<tr>
<th>Project Budget</th>
<th>See Fund 330 Budget</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Project Manager</th>
<th>Sarah Harpole</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Project Team Member(s)</th>
<th>John Wasserman (Legal), Ember Breckenridge (Property Management), Colin Polk (Environmental), Wendy Wilcox (Demolition/Compliance)</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Project Sponsor</th>
<th>Amy Edwards</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Developer</th>
<th>Continuum</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Major External Stakeholder(s)</th>
<th>Steering Committee; Broad Outreach of General Public</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Major Bureau Partner(s)</th>
<th>PBOT, Parks, BDS, BES, PHB</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Agency Approvals &amp; Recommendations</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>FIC Approval(s)</th>
<th>MOU - Spring 2019</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Board/Council Approval(s) &amp; Recommendation(s)</th>
<th>City Investment Master Plan - Fall 2019</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Agreements</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>LOI/MOU/DDA/PSA</th>
<th>MOU</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Additional Notes</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Project File Document Location</th>
<th>S:\Projects\CC-URAs\RD\Projects\USPS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Property Strategic Considerations</strong></td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td><strong>Goals &amp; Objectives</strong></td>
<td></td>
</tr>
</tbody>
</table>
| **Acquisition Date & Purpose** | December 17, 2009 from Tamela Tate-Hall and John and Terry Tate  
• Acquired as a strategic site for the enhancement of the streetscape, public safety, and future redevelopment of the Lents Town Center (Resolution 6756-December 9, 2009) |
| **Property Plan Objective** | Development Site / Inactive |
| **2015-2020 Strategic Plan Objective(s)** | Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland (Outcome 1.1: Vibrant Communities & Corridors) |
| **Financial Sustainability Plan Objective** | Mission Related Investment - 6% |
| **Equity Objective(s)** | Interim: Increase equitable contracting of certified firms  
Development: N/A |

<table>
<thead>
<tr>
<th><strong>Property Information</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Property Characteristics</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Property Code¹</strong></td>
<td>360-A00557</td>
</tr>
<tr>
<td><strong>Property Name(s)</strong></td>
<td>Tate Lot</td>
</tr>
<tr>
<td><strong>Project Name(s)</strong></td>
<td>Tate Lot</td>
</tr>
<tr>
<td><strong>Property Description</strong></td>
<td>Vacant fenced lot</td>
</tr>
<tr>
<td><strong>Address</strong></td>
<td>9320 SE Ramona Street</td>
</tr>
<tr>
<td><strong>RNumber(s)</strong></td>
<td>R135382</td>
</tr>
<tr>
<td><strong>Tax Lot Description(s)</strong></td>
<td>CLEMSON ADD, BLOCK 1, LOT 8-10 TL 6500</td>
</tr>
<tr>
<td><strong>Lot Size</strong></td>
<td>.18 acres (7,775 sq ft)</td>
</tr>
<tr>
<td><strong>Building SF</strong></td>
<td>0 sq ft</td>
</tr>
<tr>
<td><strong>Neighborhood</strong></td>
<td></td>
</tr>
<tr>
<td><strong>URA</strong></td>
<td>Lents Town Center</td>
</tr>
<tr>
<td><strong>Neighborhood</strong></td>
<td>Lents</td>
</tr>
<tr>
<td><strong>NMTC Census Tract</strong></td>
<td>Census Tract 6.01</td>
</tr>
<tr>
<td><strong>Opportunity Zone</strong></td>
<td>Yes</td>
</tr>
<tr>
<td><strong>Zoning</strong></td>
<td>CM3-Commercial Mixed Use 3; d-Design; m-Centers Main Street</td>
</tr>
<tr>
<td><strong>Base FAR &amp; Height</strong></td>
<td>None</td>
</tr>
<tr>
<td><strong>Financial Baseline</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Book Value (2017)</strong></td>
<td>$121,000</td>
</tr>
<tr>
<td><strong>Real Market Value (2017)</strong></td>
<td>$133,000</td>
</tr>
<tr>
<td><strong>Appraised Value</strong></td>
<td>September 11, 2012; $152,000; Romanaggi</td>
</tr>
</tbody>
</table>
| Financial Sustainability Plan Cash Flow | $0 FY 19/20  
$89,724 Ten-year outlook including FY 19/20 |
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Due Diligence</td>
<td>N/A</td>
</tr>
<tr>
<td>Alta/As-Built</td>
<td>N/A</td>
</tr>
<tr>
<td>Title Report</td>
<td>N/A</td>
</tr>
<tr>
<td>Title Easements</td>
<td>N/A</td>
</tr>
<tr>
<td>Site Constraints</td>
<td>Located at the end of a cul-de-sac with a round-about</td>
</tr>
<tr>
<td>Environmental Documents/Notes</td>
<td>ESA Phase I: November 2009; Hazardous Building: November 2009; No known RECs. (GASB 49 17/18)</td>
</tr>
</tbody>
</table>

**Development Goals & Objectives**

**Re-Development/Re-Use**

<table>
<thead>
<tr>
<th>Active/Inactive</th>
<th>Inactive</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interim Activity Strategy</td>
<td>Manage &amp; maintain the property in a way that minimizes risks and holding costs, while maintaining it in a clean and respectable manner. Work in coordination and consultation with project management staff responsible for implementation of related development plans. Interim uses would include short-term/one-time permits only, like community events.</td>
</tr>
<tr>
<td>Phase of Development (acquisition, community process, predev, disposition, construction)</td>
<td>N/A</td>
</tr>
<tr>
<td>Development Concept(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Action Plan / Framework(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>URA / Community Goal(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Major Consultant Contracts</td>
<td>N/A</td>
</tr>
<tr>
<td>Major Milestone(s) &amp; Deadline(s)</td>
<td>Issue RFP for disposition by end of FY 20/21 with closing by the end of FY 21/22</td>
</tr>
</tbody>
</table>

**Project Budget**

<table>
<thead>
<tr>
<th>See Fund 360 Budget</th>
</tr>
</thead>
</table>

**Project Manager**

<table>
<thead>
<tr>
<th>Alison Wicks</th>
</tr>
</thead>
</table>

**Project Team Member(s)**

<table>
<thead>
<tr>
<th>Ember Breckenridge (Property Manager)</th>
</tr>
</thead>
</table>

**Project Sponsor**

<table>
<thead>
<tr>
<th>Amy Edwards</th>
</tr>
</thead>
</table>

**Developer**

<table>
<thead>
<tr>
<th>N/A</th>
</tr>
</thead>
</table>

**Major External Stakeholder(s)**

<table>
<thead>
<tr>
<th>N/A</th>
</tr>
</thead>
</table>

**Major Bureau Partner(s)**

<table>
<thead>
<tr>
<th>N/A</th>
</tr>
</thead>
</table>

**Agency Approvals & Recommendations**

<table>
<thead>
<tr>
<th>FIC Approval(s)</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Board/Council Approval(s) &amp; Recommendation(s)</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**Agreements**

<table>
<thead>
<tr>
<th>LOI/MOU/DDA/PSA</th>
<th>N/A</th>
</tr>
</thead>
</table>

**Additional Notes**

<table>
<thead>
<tr>
<th>Project File Document Location</th>
<th>Property Plans Page 42</th>
</tr>
</thead>
</table>
**Program Related Investment Properties**

Program Related Investments (PRI): Seeks a 2.5% percent rate of return on these activities.

<table>
<thead>
<tr>
<th>Program Related Investment Properties</th>
</tr>
</thead>
<tbody>
<tr>
<td>10th &amp; Yamhill</td>
</tr>
<tr>
<td>Halsey 106</td>
</tr>
<tr>
<td>3620 NE MLK Parking Lot</td>
</tr>
<tr>
<td>4th &amp; Burnside</td>
</tr>
<tr>
<td>Alberta Commons</td>
</tr>
<tr>
<td>B&amp;K Lot</td>
</tr>
<tr>
<td>Bakery Block</td>
</tr>
<tr>
<td>Block 25</td>
</tr>
<tr>
<td>Block Y</td>
</tr>
<tr>
<td>Broadway Bridge (1 WF N&amp;S)</td>
</tr>
<tr>
<td>Cascade Station Parcel G</td>
</tr>
<tr>
<td>Convention Center Garage</td>
</tr>
<tr>
<td>Dagel Triangle</td>
</tr>
<tr>
<td>Eastbank Festival Lots</td>
</tr>
<tr>
<td>Gateway Parking Lot</td>
</tr>
<tr>
<td>Lents Commons</td>
</tr>
<tr>
<td>Nelson Building</td>
</tr>
<tr>
<td>Old Fire Station</td>
</tr>
<tr>
<td>Old Town Lofts Commercial</td>
</tr>
<tr>
<td>Old Town Lofts Parking</td>
</tr>
<tr>
<td>PNCA</td>
</tr>
<tr>
<td>Portland Mercado Building</td>
</tr>
<tr>
<td>Riverplace Garage</td>
</tr>
<tr>
<td>Spar-Tek</td>
</tr>
<tr>
<td>Station Place Garage</td>
</tr>
<tr>
<td>TriMet Parking Garage</td>
</tr>
<tr>
<td>Union Station</td>
</tr>
</tbody>
</table>
### Property Strategic Considerations

<table>
<thead>
<tr>
<th>Goals &amp; Objectives</th>
<th></th>
</tr>
</thead>
</table>
| Acquisition Date & Purpose | Not owned - Master Leased from PBOT  
  - Master Leased Commercial Space. To maintain the success of Portland's downtown retail core in the face of suburban retail mall competition; provide ground floor retail (resolution 7240-June 14, 2017) |
| Property Plan Objective | Operating Asset / Hold |
| 2015-2020 Strategic Plan Objective(s) | Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland  
Objective 3: Foster Wealth Creation within Communities of Color and Low-Income Communities (Outcome 3.2 Business Growth)  
Objective 4: Form 21st Century Civic Networks, Institutions & Partnerships (Outcome 4.2: Affordability & Neighborhood Solutions) |
| Financial Sustainability Plan Objective | Program Related Investment - 2.5% |
| Equity Objective(s) | Interim: Pursue Business and Workforce Equity Policies for Tenant Improvements. Ensure lease rates of commercial space are affordable and accessible to businesses within the district, with particular focus on long time businesses and businesses owned by communities of color. (Social Equity Policy 4.1 and 4.2)  
Development: Create a downtown retail hub with high quality and affordable spaces for local Portland brands with emphasis on business that align with Prosper Portland Strategic Plan |

### Property Information

<table>
<thead>
<tr>
<th>Property Characteristics</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Code¹</td>
<td>330-A00280</td>
</tr>
<tr>
<td>Property Name(s)</td>
<td>10th &amp; Yamhill</td>
</tr>
<tr>
<td>Project Name(s)</td>
<td>10Y; 10th &amp; Yamhill</td>
</tr>
<tr>
<td>Property Description</td>
<td>Ground floor commercial/retail space</td>
</tr>
<tr>
<td>Address</td>
<td>730 SW 10th Avenue</td>
</tr>
<tr>
<td>RNumber(s)</td>
<td>R246463</td>
</tr>
<tr>
<td>Tax Lot Description(s)</td>
<td>PORTLAND, BLOCK 218, LOT 1-8</td>
</tr>
<tr>
<td>Lot Size</td>
<td>.92 acres (40,000 sq ft)</td>
</tr>
<tr>
<td>Building SF</td>
<td>294,248 sq ft</td>
</tr>
<tr>
<td>Neighborhood</td>
<td></td>
</tr>
<tr>
<td>URA</td>
<td>River District</td>
</tr>
<tr>
<td>Neighborhood</td>
<td>Portland Downtown</td>
</tr>
<tr>
<td>---------------------</td>
<td>-----------------------------------------</td>
</tr>
<tr>
<td>NMTC Census Tract</td>
<td>Census Tract 106</td>
</tr>
<tr>
<td>Opportunity Zone</td>
<td>Yes-Severe Distress</td>
</tr>
<tr>
<td>Zoning</td>
<td>CX-Central Commercial; d-Design</td>
</tr>
<tr>
<td>Base FAR &amp; Height</td>
<td>9:1 / 460'</td>
</tr>
<tr>
<td><strong>Financial Baseline</strong></td>
<td></td>
</tr>
<tr>
<td>Book Value (2017)</td>
<td>N/A</td>
</tr>
<tr>
<td>Real Market Value (2017)</td>
<td>N/A</td>
</tr>
<tr>
<td>Appraised Value</td>
<td>N/A</td>
</tr>
<tr>
<td>Financial Sustainability Plan Cash Flow</td>
<td>$0 FY 19/20 $0 Ten-year outlook including FY 19/20</td>
</tr>
<tr>
<td><strong>Due Diligence</strong></td>
<td></td>
</tr>
<tr>
<td>Alta/As-Built</td>
<td>N/A</td>
</tr>
<tr>
<td>Title Report</td>
<td>N/A</td>
</tr>
<tr>
<td>Title Easements</td>
<td>N/A</td>
</tr>
<tr>
<td>Site Constraints</td>
<td>None</td>
</tr>
<tr>
<td>Environmental Documents/Notes</td>
<td>Not listed (GASB 49 17/18)</td>
</tr>
<tr>
<td><strong>Development Goals &amp; Objectives</strong></td>
<td></td>
</tr>
<tr>
<td>Re-Development/Re-Use</td>
<td></td>
</tr>
<tr>
<td>Active/Inactive</td>
<td>Active</td>
</tr>
<tr>
<td>Interim Activity Strategy</td>
<td>Operate as ground floor market and affordable commercial/retail space</td>
</tr>
<tr>
<td>Phase of Development (acquisition, community process, predev, disposition, construction)</td>
<td>Construction</td>
</tr>
<tr>
<td>Development Concept(s)</td>
<td>Local retail</td>
</tr>
<tr>
<td>Action Plan / Framework(s)</td>
<td>Downtown Retail Strategy</td>
</tr>
<tr>
<td>URA / Community Goal(s)</td>
<td>River District URA Plan, Active ground level retail</td>
</tr>
<tr>
<td>Major Consultant Contracts</td>
<td>Civilis - Retail Strategy; HSM - Broker</td>
</tr>
<tr>
<td>Major Milestone(s) &amp; Deadline(s)</td>
<td>Substantial completion of retail space with warm shell by October 2019; tenant occupancy by December 2019 Master lease expires September 2029 with an additional 10-year option</td>
</tr>
<tr>
<td><strong>Project Budget</strong></td>
<td>See Fund 330 Budget</td>
</tr>
<tr>
<td>Project Manager</td>
<td>Amy Nagy</td>
</tr>
<tr>
<td>Project Sponsor</td>
<td>Amy Edwards</td>
</tr>
<tr>
<td>Developer</td>
<td>PBOT</td>
</tr>
<tr>
<td>Major External Stakeholder(s)</td>
<td>10Y Tenant Advisory Committee</td>
</tr>
<tr>
<td>Major Bureau Partner(s)</td>
<td>PBOT</td>
</tr>
<tr>
<td>Agency Approvals &amp; Recommendations</td>
<td>FIC Approval(s)</td>
</tr>
<tr>
<td>------------------------------------</td>
<td>----------------</td>
</tr>
<tr>
<td>Board/Council Approval(s) &amp;</td>
<td>Master Lease with PBOT - June 2017</td>
</tr>
<tr>
<td>Recommendation(s)</td>
<td></td>
</tr>
<tr>
<td>Agreements</td>
<td></td>
</tr>
<tr>
<td>LOI/MOU/DDA/PSA</td>
<td>N/A</td>
</tr>
<tr>
<td>Additional Notes</td>
<td></td>
</tr>
<tr>
<td>Project File Document Location</td>
<td>S:\Projects\CC-URAs\RD\Projects\10th &amp; Yamhill</td>
</tr>
</tbody>
</table>
## Property Strategic Considerations

| Goals & Objectives |  
|--------------------|----------------------------------|
| **Acquisition Date & Purpose** | December 24, 2008 from the Estate of Brad, Karen & Scott Fischel and Peggy Spott  
  • Acquired in conjunction with Portland Parks to develop a neighborhood park (Resolution 6641-December 12, 2008) |
| **Property Plan Objective** | Development Site / Active |
| **2015-2020 Strategic Plan Goal(s)** | Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland (Outcome 1.1: Vibrant Communities & Corridors)  
  Objective 3: Foster Wealth Creation within Communities of Color and Low-Income Neighborhoods (Outcome 3.2: Business Growth)  
  Outcome 4: Form 21st Century Civic Networks, Institutions and Partnerships (Outcome 4.2: Affordability & Neighborhood Solutions) |

### Financial Sustainability Plan Objective
Program Related Investment - 2.5%

### Equity Objectives(s)
Interim: Increase equitable contracting of certified firms  
Development: Contributes to the Halsey/Weidler business district and brings 11,000 square feet of new commercial space to the area as part of the affordable commercial tenants pilot program; Promote opportunity objectives for the Business Equity Program and the Workforce Equity Program by promoting contracting and employment opportunities to MWESB business and communities of color. Ensure lease rates of commercial space are affordable and accessible to businesses within the district, with particular focus on businesses owned by communities of color and/or immigrant and refugee community. (Social Equity Policy 4.1 and 4.2)

## Property Information

### Property Characteristics

<table>
<thead>
<tr>
<th>Property Code¹</th>
<th>380-A00344</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Name(s)</td>
<td>JJ North</td>
</tr>
<tr>
<td>Project Name(s)</td>
<td>Halsey 106; 106th &amp; Halsey</td>
</tr>
<tr>
<td>Property Description</td>
<td>Vacant fenced lot</td>
</tr>
<tr>
<td>Address</td>
<td>NE Halsey Street</td>
</tr>
<tr>
<td>RNumber(s)</td>
<td>R680891</td>
</tr>
<tr>
<td>Tax Lot Description(s)</td>
<td>SECTION 34 1N 2E, TL 701 0.84 ACRES</td>
</tr>
<tr>
<td>Lot Size</td>
<td>.75 acres (32,567 sq ft)</td>
</tr>
</tbody>
</table>
Building SF | 0 sq ft
---|---
Neighborhood | Gateway
Neighborhood | Hazelwood
NMTC Census Tract | Census Tract 81
Opportunity Zone | Yes, Severe Distress
Zoning | CX-Central Commercial; d-Design
Base FAR & Height | 3:1 / 100'

**Financial Baseline**

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Book Value (2017)</td>
<td>$2,068,000</td>
</tr>
<tr>
<td>Real Market Value (2017)</td>
<td>$1,302,680</td>
</tr>
<tr>
<td>Appraised Value</td>
<td>January 31, 2019; $1,590,000; Romanaggi Valuation</td>
</tr>
<tr>
<td>Financial Sustainability Plan Cash Flow</td>
<td>($16,646) FY 19/20; ($175,196) Ten-year outlook including FY 19/20</td>
</tr>
</tbody>
</table>

**Due Diligence**

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Alta/As-Built</td>
<td>N/A</td>
</tr>
<tr>
<td>Title Report</td>
<td>N/A</td>
</tr>
<tr>
<td>Title Easements</td>
<td>N/A</td>
</tr>
<tr>
<td>Site Constraints</td>
<td>None</td>
</tr>
<tr>
<td>Environmental Documents/Notes</td>
<td>ESA Phase I: July 2008; ESA Phase II: September 2008; No known RECs (GASB 49 17/18)</td>
</tr>
</tbody>
</table>

**Development Goals & Objectives**

**Re-Development/Re-Use**

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Active/Inactive</td>
<td>Active</td>
</tr>
<tr>
<td>Interim Activity Strategy</td>
<td>Manage &amp; maintain the property in a way that minimizes risks and holding costs, while maintaining it in a clean and respectable manner. Work in coordination and consultation with project management staff responsible for implementation of related development plans. Interim uses would include short-term/one-time permits only, like community events, film uses, construction staging, and event parking.</td>
</tr>
</tbody>
</table>

**Phase of Development (acquisition, community process, predev, disposition, construction)** | Disposition, Community Process |

**Development Concept(s)** | High-quality, mixed-use building with ground floor active commercial uses and mixed-income housing, a project that supports the park, activates NE Halsey and sets the stage for future growth and private investment along Halsey and Weidler. |

**Action Plan / Framework(s)** | Gateway Action Plan |

**URA / Community Goal(s)** | Enhance Portland’s vitality as a community at the center of the region’s housing market by providing housing of different types, tenures, density, sizes, costs, and locations that accommodate the need, preferences, and financial capabilities of current and future households. |
### Board Resolution - Approving Prosper Portland Real Estate Property Plans  
**September 11, 2019**

<table>
<thead>
<tr>
<th>Major Consultant Contracts</th>
<th>N/A</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Major Milestone(s) &amp; Deadline(s)</th>
<th>Ground and Air Rights lease to be executed at closing by August 31, 2019; Ground floor commercial spaces to be owned by Prosper Portland; Construction to start September 1, 2019 with completion by February 1, 2021</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Project Budget</th>
<th>See Fund 380 Budget</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Project Manager</th>
<th>Thea Munchel</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Project Team Member(s) &amp; Responsibility</th>
<th>John Wasserman (Legal), Laura Alsenas (Lending), Ember Breckenridge (Property Management)</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Project Sponsor</th>
<th>Amy Edwards</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Developer</th>
<th>Human Solutions / Gerding Edlen</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Major External Stakeholder(s)</th>
<th>Halsey/Weidler Business Association, Hazelwood NA, Parkrose NA, EPAP</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Major Bureau Partner(s)</th>
<th>Portland Housing Bureau, Parks</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Agency Approvals &amp; Recommendations</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>FIC Approval(s)</th>
<th>December 13, 2018 - Disposition</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Board/Council Approval(s) &amp; Recommendation(s)</th>
<th>January 16, 2019 - Funding and Disposition</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Agreements</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>LOI/MOU/DDA/PSA</th>
<th>LOI</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Additional Notes</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Project File Document Location</th>
<th>S:\Projects\Neighborhood-URAs\Gateway\Projects\Halsey &amp; 106</th>
</tr>
</thead>
</table>
## Property Strategic Considerations

### Goals & Objectives

**Acquisition Date & Purpose**

- June 13, 2007 from City of Portland as part of an Ordinance
- Acquired to provide off-street parking facilities for customers of businesses which were adversely affected by the loss of the on-street parking (Original: City Ordinance 152995 - March 24, 1982; Transfer: Resolution 6705-May 27, 2009)

**Property Plan Objective**

- Development Site / Inactive

**2015-2020 Strategic Plan Objective(s)**

- Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland

**Financial Sustainability Plan Objective**

- Program Related Investment - 2.5%

**Equity Objective(s)**

- Interim: Increase equitable contracting of certified firms
- Development: N/A

## Property Information

### Property Characteristics

- **Property Code¹**: 370-A00338
- **Property Name(s)**: MLK Parking Lot
- **Project Name(s)**: MLK Parking Lot
- **Property Description**: Improved public parking lot
- **Address**: 3620 NE MLK Jr Blvd
- **RNumber(s)**: R207198; R207199; R207200
- **Tax Lot Description(s)**: LINCOLN PK, BLOCK 22, N 25' OF LOT 2 EXC PT IN ST; LINCOLN PK, BLOCK 22, S 25' OF LOT 2 EXC PT IN ST; LINCOLN PK, BLOCK 22, LOT 3 EXC PT IN ST
- **Lot Size**: .05 acres (2,250 sq ft); .05 acres (2,250 sq ft); .10 acres (4,500 sq ft)
- **Building SF**: 0 sq ft
- **Neighborhood**: Interstate
- **URA**: King
- **NMTC Census Tract**: Census Tract 33.02
- **Opportunity Zone**: Yes
- **Zoning**: CM2-Commercial Mixed Use 2; d-Design; m-Centers Main Street
- **Base FAR & Height**: N/A
- **Financial Baseline**
- **Book Value (2017)**: $62,000
<table>
<thead>
<tr>
<th><strong>Real Market Value (2017)</strong></th>
<th>$389,370</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Appraised Value</strong></td>
<td>November 26, 2018; $1,120,000; Capital Commercial Group</td>
</tr>
<tr>
<td><strong>Financial Sustainability Plan Cash Flow</strong></td>
<td>($17,429) FY 19/20; ($149,591) Ten-year outlook including FY 19/20</td>
</tr>
</tbody>
</table>

### Due Diligence

<table>
<thead>
<tr>
<th><strong>Alta/As-Built</strong></th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Title Report</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Title Easements</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Site Constraints</strong></td>
<td>None</td>
</tr>
<tr>
<td><strong>Environmental Documents/Notes</strong></td>
<td>ESA Phase I: October 2007; ESA Phase II: January 2008; UST Letter: December 2010; UIC Letter: May 2010 (GASB 49 17/18)</td>
</tr>
</tbody>
</table>

### Development Goals & Objectives

#### Re-Development/Re-Use

<table>
<thead>
<tr>
<th><strong>Active/Inactive</strong></th>
<th>Inactive</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Interim Activity Strategy</strong></td>
<td>Manage &amp; maintain the property in a way that minimizes risks and holding costs, while maintaining it in a clean and respectable manner. Work in coordination and consultation with project management staff responsible for implementation of related development plans. No interim uses.</td>
</tr>
</tbody>
</table>

| **Phase of Development (acquisition, community process, predev, disposition, construction)** | N/A |
| **Development Concept(s)** | N/A |
| **Action Plan / Framework(s)** | N/A |
| **URA / Community Goal(s)** | N/A |
| **Major Consultant Contracts** | N/A |
| **Major Milestone(s) & Deadline(s)** | Issue RFP for disposition by end of 1st quarter FY 20/21; Sale complete by end of FY 20/21; Community benefit required for N/NE; - OR - List with a broker (dependent on N/NE CDI input) |

<table>
<thead>
<tr>
<th><strong>Project Budget</strong></th>
<th>See Fund 370 Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Project Manager</strong></td>
<td>Kim Moreland</td>
</tr>
<tr>
<td><strong>Project Team Member(s)</strong></td>
<td>Ember Breckenridge (Property Management)</td>
</tr>
<tr>
<td><strong>Project Sponsor</strong></td>
<td>Amy Edwards</td>
</tr>
<tr>
<td><strong>Developer</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Major External Stakeholder(s)</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Major Bureau Partner(s)</strong></td>
<td>N/A</td>
</tr>
</tbody>
</table>

### Agency Approvals & Recommendations

<table>
<thead>
<tr>
<th><strong>FIC Approval(s)</strong></th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Board/Council Approval(s) &amp; Recommendation(s)</strong></td>
<td>N/A</td>
</tr>
</tbody>
</table>

### Agreements

<table>
<thead>
<tr>
<th><strong>LOI/MOU/DDA/PSA</strong></th>
<th>N/A</th>
</tr>
</thead>
</table>
### Property Strategic Considerations

<table>
<thead>
<tr>
<th>Goals &amp; Objectives</th>
<th></th>
</tr>
</thead>
</table>
| Acquisition Date & Purpose | June 21, 2017 from the Estate of Wright and Cossette  
• Acquired for strategic future development in the River District URA (Resolution 7059-June 25, 2014) |

<table>
<thead>
<tr>
<th>Property Plan Objective</th>
<th>Development Site / Active</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015-2020 Strategic Plan Objective(s)</td>
<td>Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland (Outcome 1.1: Vibrant Communities &amp; Corridors)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Financial Sustainability Plan Objective</th>
<th>Program Related Investment - 2.5%</th>
</tr>
</thead>
</table>
| Equity Objective(s) | Interim: Increase equitable contracting of certified firms  
Development: Focus on Old Town Chinatown culturally responsive priorities, with focus on Japanese American and Chinese American communities. Prioritize community engagement and accountability; pursue culturally-diverse engagement approach reflective of Old Town/Chinatown cultural communities. (Social Equity Policy 4.4) |

### Property Information

<table>
<thead>
<tr>
<th>Property Characteristics</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Code¹</td>
<td>330-A00278</td>
</tr>
<tr>
<td>Property Name(s)</td>
<td>4th &amp; Burnside</td>
</tr>
<tr>
<td>Project Name(s)</td>
<td>4th &amp; Burnside; Former R2D2 Site</td>
</tr>
<tr>
<td>Property Description</td>
<td>Vacant fenced lot</td>
</tr>
<tr>
<td>Address</td>
<td>NW 4th Ave &amp; W Burnside Street</td>
</tr>
<tr>
<td>RNumber(s)</td>
<td>R140412; R140413</td>
</tr>
<tr>
<td>Tax Lot Description(s)</td>
<td>COUCHS ADD, BLOCK 29, LOT 2 EXC PT IN ST; COUCHS ADD, BLOCK 29, S 28' OF LOT 3, W 95' OF N 22' OF LOT 3</td>
</tr>
<tr>
<td>Lot Size</td>
<td>.07 acres (2,872 sq ft); .11 acres (4,890 sq ft)</td>
</tr>
<tr>
<td>Building SF</td>
<td>0 sq ft</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Neighborhood</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>URA</td>
<td>River District</td>
</tr>
<tr>
<td>Neighborhood</td>
<td>Old Town Community Association</td>
</tr>
<tr>
<td>NMTC Census Tract</td>
<td>Census Tract 51</td>
</tr>
<tr>
<td>Opportunity Zone</td>
<td>Yes-Severe Distress</td>
</tr>
<tr>
<td>Zoning</td>
<td>CX-Central Commercial; d-Design</td>
</tr>
<tr>
<td>Base FAR &amp; Height</td>
<td>6:1 / 100'</td>
</tr>
</tbody>
</table>

Financial Baseline
### Development Goals & Objectives

<table>
<thead>
<tr>
<th>Re-Development/Re-Use</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Active/Inactive</strong></td>
</tr>
<tr>
<td><strong>Interim Activity Strategy</strong></td>
</tr>
<tr>
<td><strong>Phase of Development (acquisition, community process, predev, disposition, construction)</strong></td>
</tr>
<tr>
<td><strong>Development Concept(s)</strong></td>
</tr>
<tr>
<td><strong>Action Plan / Framework(s)</strong></td>
</tr>
<tr>
<td><strong>URA / Community Goal(s)</strong></td>
</tr>
<tr>
<td><strong>Major Consultant Contracts</strong></td>
</tr>
<tr>
<td><strong>Major Milestone(s) &amp; Deadline(s)</strong></td>
</tr>
<tr>
<td><strong>Budget investment of $530K in FY 19/20 for archeological and site preparation</strong></td>
</tr>
<tr>
<td><strong>Project Budget</strong></td>
</tr>
<tr>
<td><strong>Project Manager</strong></td>
</tr>
<tr>
<td><strong>Project Team Member(s)</strong></td>
</tr>
<tr>
<td><strong>Project Sponsor</strong></td>
</tr>
<tr>
<td><strong>Developer</strong></td>
</tr>
<tr>
<td><strong>Major External Stakeholder(s)</strong></td>
</tr>
<tr>
<td><strong>Major Bureau Partner(s)</strong></td>
</tr>
<tr>
<td><strong>Agency Approvals &amp; Recommendations</strong></td>
</tr>
<tr>
<td>Board/Council Approval(s) &amp; Recommendation(s)</td>
</tr>
<tr>
<td>---------------------------------------------</td>
</tr>
<tr>
<td>Agreements</td>
</tr>
<tr>
<td>LOI/MOU/DDA/PSA</td>
</tr>
<tr>
<td>Additional Notes</td>
</tr>
<tr>
<td>Project File Document Location</td>
</tr>
</tbody>
</table>
### Property Strategic Considerations

<table>
<thead>
<tr>
<th>Goals &amp; Objectives</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Code¹</td>
<td>370-A00333</td>
</tr>
<tr>
<td>Property Name(s)</td>
<td>Alberta Commons</td>
</tr>
<tr>
<td>Project Name(s)</td>
<td>Alberta Commons</td>
</tr>
<tr>
<td>Property Description</td>
<td>Commercial Affordable Space</td>
</tr>
<tr>
<td>Address</td>
<td>5015 NE MLK Jr Blvd (S); 5175 NE MLK Jr Blvd (N)</td>
</tr>
<tr>
<td>RNumber(s)</td>
<td><strong>R298123</strong> (S); <strong>R298126</strong> (N)</td>
</tr>
<tr>
<td>Tax Lot Description(s)</td>
<td>WALNUT PK, BLOCK 25, LOT 10-14 TL 10800 (S); WALNUT PK, BLOCK 25, LOT 14-18 TL 10500 (N)</td>
</tr>
<tr>
<td>Lot Size</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### Acquisition Date & Purpose

- Not owned - Master Leased from Majestic Development Company
  - Master Leased Commercial Space, and implement a multi-block, mixed-use development pursuant to the Albina Community Plan and the PDC-developed King Neighborhood Commercial Development Strategy with the intent of catalyzing significant retail and commercial development along this section of NE Martin Luther King, Jr. Boulevard (Resolution 7140-August 19, 2015)

### Property Plan Objective

- Operating Asset / Hold

<table>
<thead>
<tr>
<th>2015-2020 Strategic Plan Objective(s)</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland (Outcome 1.1: Vibrant Communities &amp; Corridors)</td>
<td></td>
</tr>
<tr>
<td>Objective 3: Foster Wealth Creation within Communities of Color and Low-Income Neighborhoods (Outcome 3.2 Business Growth)</td>
<td></td>
</tr>
<tr>
<td>Objective 4: Form 21st Century Civic Networks, Institutions &amp; Partnerships (Outcome 4.2 Affordability &amp; Neighborhood Solutions)</td>
<td></td>
</tr>
</tbody>
</table>

### Financial Sustainability Plan Objective

- Program Related Investment - 2.5%

### Equity Objective(s)

- Internal: Create wealth creation opportunities for African American business and property owners along with other communities of color within the INT URA using TIF
  - Development: Implement Community Benefit Agreement agreed upon with development. (Social Equity Policy 4.1 and 4.2)
Building SF: 5,125 sq ft

Neighborhood
- Interstate
- King

Neighborhood
- Census Tract 34.01

Opportunity Zone
- Yes

Zoning
- CM3-Commercial Mixed Use 3; d-Design; h-Aircraft Landing; m-Centers Main Street

Base FAR & Height
- N/A

Financial Baseline
- Book Value (2017): N/A
- Real Market Value (2017): N/A
- Appraised Value: N/A
- Financial Sustainability Plan Cash Flow
  - ($182,398) FY 19/20
  - ($1,565,514) Ten-year outlook including FY 19/20

Due Diligence
- Alta/As-Built: N/A
- Title Report: N/A
- Title Easements: N/A
- Site Constraints: Commercial space controlled by Majestic Development
- Environmental Documents/Notes: Not listed-Master Lease (GASB 49 17/18)

**Development Goals & Objectives**

Re-Development/Re-Use
- Active/Inactive: Inactive
- Interim Activity Strategy: Operate commercial spaces as affordable
- Phase of Development (acquisition, community process, predev, disposition, construction): N/A

Development Concept(s)
- An urban retail shopping center consisting of approximately 25,000 SF of gross leasable area in two separate buildings: one building contains approximately 16,800 SF including a 15,000 SF anchor grocery store; the second building contains approximately 8,450 SF of commercial/retail space for lease.

Action Plan / Framework(s)
- N/NE Community Development Initiative

URA / Community Goal(s)
- Stimulate new investment by public, private, non-profit, or community based organizations on vacant or underutilized land.

Major Consultant Contracts
- N/A

Major Milestone(s) & Deadline(s)
- Master lease signed October 2019 commenced on April 1, 2019, expires; TI's complete and grand openings by June/July 2019
- Cason's Fine Meats LLC subtenant lease expires March 31, 2029;
- Champions Barbershop subtenant lease expires March 31, 2029;
- GreenHAUS subtenant lease expires March 31, 2029
<table>
<thead>
<tr>
<th>Project Budget</th>
<th>See Fund 370 Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Manager</td>
<td>Eric Jacobson</td>
</tr>
<tr>
<td>Project Team Member(s)</td>
<td>Kimberly Moreland (Project Manager/Community Liaison), Sue Lewis (Tenant Liaison), Ember Breckenridge (Property Management)</td>
</tr>
<tr>
<td>Project Sponsor</td>
<td>Amy Edwards</td>
</tr>
<tr>
<td>Developer</td>
<td>Majestic Realty</td>
</tr>
<tr>
<td>Major External Stakeholder(s)</td>
<td>Community Benefits Agreement Project Working Group; Retail Tenancing Advisory Committee; N/NE Community Development Initiative Oversight Committee; Implementation, Monitoring, and Accountability Committee (IMAC)</td>
</tr>
<tr>
<td>Major Bureau Partner(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Agency Approvals &amp; Recommendations</td>
<td></td>
</tr>
<tr>
<td>FIC Approval(s)</td>
<td>October 23, 2013; April 23, 2015; July 30, 2015; July 16, 2018</td>
</tr>
<tr>
<td>Board/Council Approval(s) &amp; Recommendation(s)</td>
<td>November 13, 2013; May 13, 2015; August 19, 2015; November 8, 2017; November 14, 2018</td>
</tr>
<tr>
<td>Agreements</td>
<td></td>
</tr>
<tr>
<td>LOI/MOU/DDA/PSA</td>
<td>Master Lease Agreement with Majestic Realty for approximately 5,125 square feet. Subleases with 3 tenants. Community Benefit Agreement.</td>
</tr>
<tr>
<td>Additional Notes</td>
<td></td>
</tr>
<tr>
<td>Project File Document Location</td>
<td>S:\Projects\Neighborhood-URAs\Interstate\Projects\MLK South Vanport III</td>
</tr>
</tbody>
</table>
## Property Strategic Considerations

<table>
<thead>
<tr>
<th>Goals &amp; Objectives</th>
</tr>
</thead>
</table>
| **Acquisition Date & Purpose** | July 12, 2002 from B&K Properties III, LLC  
- Acquired to develop low income rental housing in the OCC URA as well as the construction of homeownership units for moderate income households. This site was identified by the housing department and community partners as an appropriate location for mixed-us, mixed income housing. (Resolution 5682-May 9, 2001) |

<table>
<thead>
<tr>
<th>Property Plan Objective</th>
<th>Development Site / Inactive</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015-2020 Strategic Plan Objective(s)</td>
<td>Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland</td>
</tr>
<tr>
<td>Financial Sustainability Plan Objective</td>
<td>Program Related Investment - 2.5%</td>
</tr>
</tbody>
</table>
| Equity Objective(s)         | Interim: Increase equitable contracting of certified firms  
Development: N/A |

## Property Information

<table>
<thead>
<tr>
<th>Property Characteristics</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Property Code¹</strong></td>
</tr>
<tr>
<td><strong>Property Name(s)</strong></td>
</tr>
<tr>
<td><strong>Project Name(s)</strong></td>
</tr>
<tr>
<td><strong>Property Description</strong></td>
</tr>
<tr>
<td><strong>Address</strong></td>
</tr>
<tr>
<td><strong>RNumber(s)</strong></td>
</tr>
<tr>
<td><strong>Tax Lot Description(s)</strong></td>
</tr>
<tr>
<td><strong>Lot Size</strong></td>
</tr>
<tr>
<td><strong>Building SF</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Neighborhood</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>URA</strong></td>
</tr>
<tr>
<td><strong>Neighborhood</strong></td>
</tr>
<tr>
<td><strong>NMTC Census Tract</strong></td>
</tr>
<tr>
<td><strong>Opportunity Zone</strong></td>
</tr>
<tr>
<td><strong>Zoning</strong></td>
</tr>
<tr>
<td><strong>Base FAR &amp; Height</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Financial Baseline</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Book Value (2017)</strong></td>
</tr>
<tr>
<td><strong>Real Market Value (2017)</strong></td>
</tr>
<tr>
<td><strong>Appraised Value</strong></td>
</tr>
</tbody>
</table>
| Financial Sustainability Plan Cash Flow | ($16,810) FY 19/20  
($144,278) Ten-year outlook including FY 19/20 |
| Due Diligence |  |
| Alta/As-Built | N/A |
| Title Report | N/A |
| Title Easements | N/A |
| Site Constraints | Driveway access is limited by the freeway off ramp lane |
| Environmental Documents/Notes | ESA Phase 1: June 2005; ESA Phase II: August 2000; UST Certification: December 2002; Clean up completed, no known RECs (GASB 49 17/18) |
| Development Goals & Objectives |  |
| Re-Development/Re-Use | Inactive |
| Active/Inactive | Inactive |
| Interim Activity Strategy | Manage & maintain the property in a way that minimizes risks and holding costs, while maintaining it in a clean and respectable manner. Work in coordination and consultation with project management staff responsible for implementation of related development plans. Interim uses require BDS approval, no parking allowed. |
| Phase of Development (acquisition, community process, predev, disposition, construction) | N/A |
| Development Concept(s) | N/A |
| Action Plan / Framework(s) | N/A |
| URA / Community Goal(s) | N/A |
| Major Consultant Contracts | N/A |
| Major Milestone(s) & Deadline(s) | ODOT I-5 Pedestrian Deck Construction Staging to start FY 22/23; Potential disposition/sale by end of FY 25/26 |
| Project Budget | See Fund 350 Budget |
| Project Manager | Amy Nagy |
| Project Team Member(s) | Ember Brekenridge (Property Manager) |
| Project Sponsor | Amy Edwards |
| Developer | N/A |
| Major External Stakeholder(s) | N/A |
| Major Bureau Partner(s) | N/A |
| Agency Approvals & Recommendations |  |
| FIC Approval(s) | N/A |
| Board/Council Approval(s) & Recommendation(s) | N/A |
| Agreements |  |
| LOI/MOU/DDA/PSA | N/A |
| Additional Notes |  |
| Project File Document Location | S:\Projects\CC-URAs\OCC\Projects\Bee Car Rental |
## Property Strategic Considerations

### Goals & Objectives

#### Acquisition Date & Purpose
- October 30, 2009 from Lents Town Center LLC
  - Acquired for future redevelopment of the Lents Town Center (Resolution 6736-September 9, 2009)

#### Property Plan Objective
- Operating Asset / Active

#### 2015-2020 Strategic Plan Objective(s)
- Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland (Outcome 1.1: Vibrant Communities & Corridors)

#### Financial Sustainability Plan Objective
- Program Related Investment - 2.5%

#### Equity Objective(s)
- **Interim:** Supports the Lents Town Center 5-Year Action Plan for continued business vitality and opportunities for employment of middle-wage jobs
- **Development:** Deliver on community priorities and ongoing stabilization of long time businesses and residents through 92H project and affordable commercial space; Promote opportunity objectives for the Business Equity Program and the Workforce Equity Program by promoting contracting and employment opportunities to MWESB business and communities of color. Prioritize community engagement and accountability; ensure communities of color and immigrant and refugee communities are considered in ways to partner and benefit. (Social Equity Policy 4.4)

## Property Information

### Property Characteristics

#### Property Code
- 360-A00326

#### Property Name(s)
- Bakery Block

#### Project Name(s)
- Bakery Block

#### Property Description
- Multi-tenant commercial/retail building

#### Address
- 5716 SE 92nd Ave

#### RNumber(s)
- R135395; R115525

#### Tax Lot Description(s)
- CLEMSON ADD, BLOCK 2 TL 7300; BERNHARDT PK, BLOCK 1, LOT 5 EXC PT IN ST

#### Lot Size
- .90 acres (39,000 sq ft); .42 acres (18,346 sq ft)

#### Building SF
- 33,133 sq ft

### Neighborhood

#### URA
- Lents Town Center

#### Neighborhood
- Lents

#### NMTC Census Tract
- Census Tract 6.01
<table>
<thead>
<tr>
<th>Opportunity Zone</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning</td>
<td>CM3-Commercial Mixed Use 3; d-Design; m-Centers Main Street</td>
</tr>
<tr>
<td>Base FAR &amp; Height</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**Financial Baseline**

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Book Value (2017)</td>
<td>$2,151,000</td>
</tr>
<tr>
<td>Real Market Value (2017)</td>
<td>$3,321,620</td>
</tr>
<tr>
<td>Appraised Value</td>
<td>April 24, 2019; $2,953,880; BBG, Inc.</td>
</tr>
<tr>
<td>Financial Sustainability Plan Cash Flow</td>
<td>$116,175 FY 19/20; $997,128 Ten-year outlook including FY 19/20</td>
</tr>
</tbody>
</table>

**Due Diligence**

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alta/As-Built</td>
<td>N/A</td>
</tr>
<tr>
<td>Title Report</td>
<td>N/A</td>
</tr>
<tr>
<td>Title Easements</td>
<td>N/A</td>
</tr>
<tr>
<td>Site Constraints</td>
<td>None</td>
</tr>
<tr>
<td>Environmental Documents/Notes</td>
<td>ESA Phase 1: July 2009; ESA Phase II: August 2009; Hazardous Building: July 2009; UST Certification: June 2014; No UST south of building; two HOTs decommissioned in parking lot north of building (GASB 48 17/18)</td>
</tr>
</tbody>
</table>

**Development Goals & Objectives**

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Re-Development/Re-Use</td>
<td>Active</td>
</tr>
<tr>
<td>Active/Inactive</td>
<td>Active</td>
</tr>
<tr>
<td>Interim Activity Strategy</td>
<td>Operate as market rate commercial/retail space</td>
</tr>
<tr>
<td>Phase of Development</td>
<td>Predevelopment</td>
</tr>
<tr>
<td>Development Concept(s)</td>
<td>Renovated commercial space and public plaza</td>
</tr>
<tr>
<td>Action Plan / Framework(s)</td>
<td>Lents Town Center 5-Year Action Plan</td>
</tr>
<tr>
<td>URA / Community Goal(s)</td>
<td>Lents Town Center Phase 2</td>
</tr>
<tr>
<td>Major Consultant Contracts</td>
<td>JLA-Public Outreach Consultant</td>
</tr>
<tr>
<td>Major Milestone(s) &amp; Deadline(s)</td>
<td>Closing Sale to Palindrome September 2019; Construction Start estimated December 2019; Construction Completion estimated Summer 2020; Bluestone &amp; Hockley Property management Contract expires November 1, 2019; Zhaus Lease expires February 28, 2025; American Town lease expires May 31, 2027; Verizon Wireless lease expires September 30, 2021; Top Line Painting lease is month-to-month; The Floor Store lease is month-to-month</td>
</tr>
</tbody>
</table>

**Project Budget**

See Fund 360 Budget

**Project Manager**

Alison Wicks

**Project Team Member(s)**

Ember Breckenridge (Property Management), Wayne Shammel (Legal), Laura Alsenas (Lending)

**Project Sponsor**

Amy Edwards

**Developer**

Palindrome Communities
<table>
<thead>
<tr>
<th><strong>Major External Stakeholder(s)</strong></th>
<th>None</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Major Bureau Partner(s)</strong></td>
<td>PHB</td>
</tr>
<tr>
<td><strong>Agency Approvals &amp; Recommendations</strong></td>
<td></td>
</tr>
<tr>
<td><strong>FIC Approval(s)</strong></td>
<td>May 2019 - Development Agreement</td>
</tr>
<tr>
<td><strong>Board/Council Approval(s) &amp; Recommendation(s)</strong></td>
<td>June 2019 - Board Meeting</td>
</tr>
<tr>
<td><strong>Agreements</strong></td>
<td></td>
</tr>
<tr>
<td><strong>LOI/MOU/DDA/PSA</strong></td>
<td>MOU with Palindrome Communities expires May 31, 2019</td>
</tr>
<tr>
<td><strong>Additional Notes</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Project File Document Location</strong></td>
<td>S:\Projects\Neighborhood-URAs\Lents\Projects\Lents Town Center Phase II</td>
</tr>
</tbody>
</table>
## Property Strategic Considerations

<table>
<thead>
<tr>
<th>Goals &amp; Objectives</th>
<th></th>
</tr>
</thead>
</table>
| **Acquisition Date & Purpose** | June 28, 2018 from PBOT  
   • Acquired for redevelopment in accordance with the Old Town Chinatown Action Plan (Resolution 7269-April 11, 2018) |
| **Property Plan Objective** | Development Site / Active |
| **2015-2020 Strategic Plan Objective(s)** | Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland (Outcome 1.1: Vibrant Communities & Corridors) |
| **Financial Sustainability Plan Objective** | Program Related Investment - 2.5% |
| **Equity Objective(s)** | Interim: Public parking open to all Portlanders on week day evenings and weekends; equitable contracting opportunities for City Center Parking's subcontractors.  
   Development: Focus on Old Town Chinatown culturally responsive priorities, with focus on Japanese American and Chinese American communities. Prioritize community engagement and accountability; pursue culturally-diverse engagement approach reflective of Old Town/Chinatown cultural communities. (Social Equity Policy 4.4) |

## Property Information

<table>
<thead>
<tr>
<th>Property Characteristics</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Property Code¹</strong></td>
<td>330-A00567</td>
</tr>
<tr>
<td><strong>Property Name(s)</strong></td>
<td>Block 25</td>
</tr>
<tr>
<td><strong>Project Name(s)</strong></td>
<td>Block 25; NW Natural Lot</td>
</tr>
<tr>
<td><strong>Property Description</strong></td>
<td>116 space paved public parking lot</td>
</tr>
<tr>
<td><strong>Address</strong></td>
<td>NEC/ 4th &amp; NW Flanders Street</td>
</tr>
<tr>
<td><strong>RNumber(s)</strong></td>
<td><a href="#">R140392; R140391; R140388; R140387</a></td>
</tr>
<tr>
<td><strong>Tax Lot Description(s)</strong></td>
<td>COUCHS ADD, BLOCK 25, LOT 6, E 1/2 OF LOT 7; COUCHS ADD, BLOCK 25, W 99 1/3' OF LOT 2, E 2/3' OF N 28' OF LOT 3, W 99 1/3' OF LOT 3; COUCHS ADD, BLOCK 25, N 28' OF LOT 4; COUCHS ADD, BLOCK 25, LOT 1, E 2/3' OF LOT 2, E 2/3' OF S 22' OF LOT 3, S 22' OF LOT 4</td>
</tr>
<tr>
<td><strong>Lot Size</strong></td>
<td>.17 acres (7,500 sq ft); .23 acres (9,933 sq ft); .06 acres (2,660 sq ft); .16 acres (6,887 sq ft)</td>
</tr>
<tr>
<td><strong>Building SF</strong></td>
<td>0 sq ft</td>
</tr>
<tr>
<td><strong>Neighborhood</strong></td>
<td></td>
</tr>
<tr>
<td><strong>URA</strong></td>
<td>River District</td>
</tr>
<tr>
<td><strong>Neighborhood</strong></td>
<td>Old Town Community Association</td>
</tr>
<tr>
<td><strong>NMTC Census Tract</strong></td>
<td>Census Tract 51</td>
</tr>
<tr>
<td>----------------------</td>
<td>----------------</td>
</tr>
<tr>
<td><strong>Opportunity Zone</strong></td>
<td>Yes-Severe Distress</td>
</tr>
<tr>
<td><strong>Zoning</strong></td>
<td>CX-Central Commercial; d-Design</td>
</tr>
<tr>
<td><strong>Base FAR &amp; Height</strong></td>
<td>4:1 / 75'</td>
</tr>
<tr>
<td><strong>Financial Baseline</strong></td>
<td></td>
</tr>
<tr>
<td>Book Value (2017)</td>
<td>N/A</td>
</tr>
<tr>
<td>Real Market Value (2017)</td>
<td>$5,921,800</td>
</tr>
<tr>
<td>Appraised Value</td>
<td>N/A</td>
</tr>
<tr>
<td>Financial Sustainability Plan Cash Flow</td>
<td>$10,404 FY 19/20 $89,297 Ten-year outlook including FY 19/20</td>
</tr>
</tbody>
</table>

| **Due Diligence** |  |
| Alta/As-Built      | N/A |
| Title Report       | N/A |
| Title Easements    | N/A |
| Site Constraints   | None |
| Environmental Documents/Notes | ESA Phase I: April 2008; ESA Phase II: August 2008; Site will join VCP and undergo RI/FS in FY 18/19 (GASB 49 17/18) |

**Development Goals & Objectives**

**Re-Development/Re-Use**

<table>
<thead>
<tr>
<th>Active/Inactive</th>
<th>Active</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interim Activity Strategy</td>
<td>Operate as a public parking lot</td>
</tr>
<tr>
<td>Phase of Development (acquisition, community process, predev, disposition, construction)</td>
<td>Community Process</td>
</tr>
<tr>
<td>Development Concept(s)</td>
<td>None</td>
</tr>
<tr>
<td>Action Plan / Framework(s)</td>
<td>Old Town Chinatown Action Plan</td>
</tr>
<tr>
<td>URA / Community Goal(s)</td>
<td>Honor past history of the neighborhood, culturally appropriate development, market rate housing, and ground floor commercial</td>
</tr>
<tr>
<td>Major Consultant Contracts</td>
<td>JLA-Public Outreach Consultant</td>
</tr>
<tr>
<td>Major Milestone(s) &amp; Deadline(s)</td>
<td>Issue RFP for disposition by end of March 2019; Proposals due June 2019; Developer chosen by end of August 2019 City Center Parking Operations Agreement expires June 30, 2020 with an option of 3 additional years</td>
</tr>
<tr>
<td>Project Budget</td>
<td>See Fund 330 Budget</td>
</tr>
<tr>
<td>Project Manager</td>
<td>Eric Jacobson</td>
</tr>
<tr>
<td>Project Team Member(s)</td>
<td>Ember Breckenridge (Property Management), Colin Polk (Environmental), Bernie Kerosky (Project Manager/Community Liaison)</td>
</tr>
<tr>
<td>Project Sponsor</td>
<td>Amy Edwards</td>
</tr>
<tr>
<td>Developer</td>
<td>None</td>
</tr>
<tr>
<td><strong>Board Resolution - Approving Prosper Portland Real Estate Property Plans</strong></td>
<td></td>
</tr>
<tr>
<td>--------------------------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td><strong>September 11, 2019</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Exhibit A</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Page 69 of 145</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Major External Stakeholder(s)</strong></td>
<td></td>
</tr>
<tr>
<td>Old Town Chinatown Neighborhood Association</td>
<td></td>
</tr>
<tr>
<td><strong>Major Bureau Partner(s)</strong></td>
<td></td>
</tr>
<tr>
<td>None</td>
<td></td>
</tr>
<tr>
<td><strong>Agency Approvals &amp; Recommendations</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>FIC Approval(s)</strong></td>
<td></td>
</tr>
<tr>
<td>February 2019 - RFP; May 2019 - Developer Selection</td>
<td></td>
</tr>
<tr>
<td><strong>Board/Council Approval(s) &amp; Recommendation(s)</strong></td>
<td></td>
</tr>
<tr>
<td>End of June 2019</td>
<td></td>
</tr>
<tr>
<td><strong>Agreements</strong></td>
<td></td>
</tr>
<tr>
<td>LOI/MOU/DDA/PSA</td>
<td></td>
</tr>
<tr>
<td>None</td>
<td></td>
</tr>
<tr>
<td><strong>Additional Notes</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Project File Document Location</strong></td>
<td></td>
</tr>
<tr>
<td>S:\Projects\CC-URAs\RD\Projects\Block 25 NWNG Parking</td>
<td></td>
</tr>
</tbody>
</table>
### Property Strategic Considerations

#### Goals & Objectives

**Acquisition Date & Purpose**
- October 31, 1987 from Portland terminal Railroad Company
- Acquired as part of the 12th Amendment of the Downtown Waterfront URA Plan, for redevelop 31-acres in the River District and DTW URAs (Resolution 3543-April 8, 1987)

**Property Plan Objective**
- Operating Site / Hold

**2015-2020 Strategic Plan Objective(s)**
- Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland (Outcome 1.3: Regional Assets)
- Objective 2: Access to High Quality Employment (Outcome: 2.1: Quality Job Growth)
- Objective 3: Foster Wealth Creation within Communities of Color and Low-Income Communities (Outcome 3.2 Business Growth)
- Objective 4: Form 21st Century Civic Networks, Institutions & Partnerships (Outcome 4.2: Affordability & Neighborhood Solutions)

**Financial Sustainability Plan Objective**
- Program Related Investment - 2.5%

**Equity Objective(s)**
- Interim: Public parking open to all Portlanders; equitable contracting opportunities with City Center Parking's subcontractors.
- Development: Prioritize community engagement and accountability; pursue racial equity focused engagement approach as part of Broadway Corridor project. (Social Equity Policy 4.4)

### Property Information

#### Property Characteristics

<table>
<thead>
<tr>
<th>Property Code¹</th>
<th>330-A00285</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Name(s)</td>
<td>Block Y</td>
</tr>
<tr>
<td>Project Name(s)</td>
<td>Block Y / Union Station Forecourt</td>
</tr>
<tr>
<td>Property Description</td>
<td>Small public parking lot across from Union Station</td>
</tr>
<tr>
<td>Address</td>
<td>800 WI/NW 6th Avenue</td>
</tr>
<tr>
<td>RNumber(s)</td>
<td>R141480</td>
</tr>
<tr>
<td>Tax Lot Description(s)</td>
<td>Couches Add, Block Y, Lot 1-7 TL 2300</td>
</tr>
<tr>
<td>Lot Size</td>
<td>.58 acres (25,208 sq ft)</td>
</tr>
<tr>
<td>Building SF</td>
<td>0 sq ft</td>
</tr>
<tr>
<td>Neighborhood</td>
<td></td>
</tr>
</tbody>
</table>

¹ Property Code
<table>
<thead>
<tr>
<th><strong>URA</strong></th>
<th>River District</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Neighborhood</strong></td>
<td>Old Town Community Association</td>
</tr>
<tr>
<td><strong>NMTC Census Tract</strong></td>
<td>Census Tract 51</td>
</tr>
<tr>
<td><strong>Opportunity Zone</strong></td>
<td>Yes-Severe Distress</td>
</tr>
<tr>
<td><strong>Zoning</strong></td>
<td>CX-Central Commercial; d-Design Zone</td>
</tr>
<tr>
<td><strong>Base FAR &amp; Height</strong></td>
<td>4:1 / 75'</td>
</tr>
</tbody>
</table>

### Financial Baseline

| **Book Value (2017)** | $487,000 |
| **Real Market Value (2017)** | $2,523,460 |
| **Appraised Value** | N/A |
| **Financial Sustainability Plan Cash Flow** | $206,990 FY 19/20 |
|  | $1,776,586 Ten-year outlook including FY 19/20 |

### Due Diligence

| **Alta/As-Built** | N/A |
| **Title Report** | N/A |
| **Title Easements** | N/A |
| **Site Constraints** | None |
| **Environmental Documents/Notes** | ESA Phase 1: July 1999; No known RECs (GASB 49 17/18) |

### Development Goals & Objectives

**Re-Development/Re-Use**

| **Active/Inactive** | Inactive |
| **Interim Activity Strategy** | Operate as public parking lot |
| **Phase of Development (acquisition, community process, predev, disposition, construction)** | N/A |
| **Development Concept(s)** | N/A |
| **Action Plan / Framework(s)** | Broadway Corridor Framework Plan |
| **URA / Community Goal(s)** | River District URA Plan |
| **Major Consultant Contracts** | N/A |
| **Major Milestone(s) & Deadline(s)** | City Center Parking Operations Agreement expires June 30, 2020 with an option of 3 additional years |
| **Project Budget** | See Fund 330 Budget |
| **Project Manager** | Sarah Harpole |
| **Project Team Member(s)** | Ember Breckenridge (Property Management) |
| **Project Sponsor** | Amy Edwards |
| **Developer** | N/A |
| **Major External Stakeholder(s)** | N/A |
| **Major Bureau Partner(s)** | N/A |

### Agency Approvals & Recommendations

<p>| <strong>FIC Approval(s)</strong> | N/A |
| <strong>Board/Council Approval(s) &amp;</strong> | N/A |</p>
<table>
<thead>
<tr>
<th>Recommendation(s)</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Agreements</td>
<td></td>
</tr>
<tr>
<td>LOI/MOU/DDA/PSA</td>
<td>N/A</td>
</tr>
<tr>
<td>Additional Notes</td>
<td></td>
</tr>
<tr>
<td>Project File Document Location</td>
<td></td>
</tr>
</tbody>
</table>
## Property Strategic Considerations

<table>
<thead>
<tr>
<th>Goals &amp; Objectives</th>
</tr>
</thead>
</table>
| **Acquisition Date & Purpose** | October 22, 1987 from Portland Terminal Railroad Company  
| • Acquired as part of the 12th Amendment of the Downtown Waterfront URA Plan, for redevelop 31-acres in the River District and DTW URAs (Resolution 3543-April 8, 1987) |  
| **Property Plan Objective** | Operating / Hold |  
| **2015-2020 Strategic Plan Objective(s)** | Goal 1: Create Healthy, Complete Neighborhoods Throughout Portland |  
| **Financial Sustainability Plan Objective** | Program Related Investment - 2.5% |  
| **Equity Objective(s)** | Interim: Increase equitable contracting of certified firms  
| Development: N/A |  

## Property Information

<table>
<thead>
<tr>
<th>Property Characteristics</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Property Code¹</strong></td>
</tr>
<tr>
<td><strong>Property Name(s)</strong></td>
</tr>
<tr>
<td><strong>Project Name(s)</strong></td>
</tr>
<tr>
<td><strong>Property Description</strong></td>
</tr>
<tr>
<td><strong>Address</strong></td>
</tr>
<tr>
<td><strong>RNumber(s)</strong></td>
</tr>
<tr>
<td><strong>Tax Lot Description(s)</strong></td>
</tr>
<tr>
<td><strong>Lot Size</strong></td>
</tr>
<tr>
<td><strong>Building SF</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Neighborhood</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>URA</strong></td>
</tr>
<tr>
<td><strong>Neighborhood</strong></td>
</tr>
<tr>
<td><strong>NMTC Census Tract</strong></td>
</tr>
<tr>
<td><strong>Opportunity Zone</strong></td>
</tr>
<tr>
<td><strong>Zoning</strong></td>
</tr>
<tr>
<td><strong>Base FAR &amp; Height</strong></td>
</tr>
<tr>
<td><strong>Financial Baseline</strong></td>
</tr>
<tr>
<td><strong>Book Value (2017)</strong></td>
</tr>
</tbody>
</table>
### Real Market Value (2017)

$12,428,760

### Appraised Value

April 21, 2016; 8,770,000; Integra

### Financial Sustainability Plan Cash Flow

($10,612) FY 19/20  
($91,083) Ten-year outlook including FY 19/20

### Due Diligence

<table>
<thead>
<tr>
<th>Alta/As-Built</th>
<th>Alta: 2008</th>
</tr>
</thead>
<tbody>
<tr>
<td>Title Report</td>
<td>June 2, 2015 / Chicago Title</td>
</tr>
<tr>
<td>Site Constraints</td>
<td>No direct vehicle access from NW Naito Parkway onto property; requires accessing over northern property owners property.</td>
</tr>
</tbody>
</table>

### Environmental Documents/Notes

- ESA Phase 1: February 1991; ESA Phase II: August 1995; VCP ICP ECsI #1962; RI/FS: February 1998; ROD: June 1998; PTRR to reimburse 100% of hard and 75% of soft cost; Contaminated Media Management Plan (Hart Crowser, January 2011); Shallow soil contamination is present due to historical railroad use. Prosper Portland has conducted numerous studies to characterize the contamination and the site is currently enrolled in the Oregon Department of Environmental Quality’s (DEQ’s) Voluntary Cleanup Program. The DEQ Record of Decision (ROD) and Contaminated Media Management Plan (CMMP) outline the actions required to remediate the contamination. The ROD and selected environmental remedy for the site require the installation of a protective environmental cap. At a minimum, the cap must consist of demarcation fabric overlain by two (2) feet of clean fill or hardscape features associated with redevelopment. An estimated protective cap construction cost for the One Waterfront Lots is approximately $170,000. (GASB 49 17/18)

### Development Goals & Objectives

#### Re-Development/Re-Use

<table>
<thead>
<tr>
<th>Active/Inactive</th>
<th>Inactive</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interim Activity Strategy</td>
<td>Five-year lease to Oregon Harbor of Hope Navigation Center</td>
</tr>
<tr>
<td>Phase of Development (acquisition, community process, predev, disposition, construction)</td>
<td>N/A</td>
</tr>
<tr>
<td>Development Concept(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Action Plan / Framework(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>URA / Community Goal(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Major Consultant Contracts</td>
<td>N/A</td>
</tr>
<tr>
<td>Major Milestone(s) &amp; Deadline(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Project Budget</td>
<td>See Fund 330 Budget</td>
</tr>
<tr>
<td>Project Manager</td>
<td>Eric Jacobson</td>
</tr>
<tr>
<td>Project Team Member(s)</td>
<td>Ember Breckenridge (Property Management)</td>
</tr>
<tr>
<td>---------------------------------</td>
<td>------------------------------------------</td>
</tr>
<tr>
<td>Project Sponsor</td>
<td>Amy Edwards</td>
</tr>
<tr>
<td>Developer</td>
<td>N/A</td>
</tr>
<tr>
<td>Major External Stakeholder(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Major Bureau Partner(s)</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Agency Approvals &amp; Recommendations</strong></td>
<td></td>
</tr>
<tr>
<td>FIC Approval(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Board/Council Approval(s) &amp; Recommendation(s)</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Agreements</strong></td>
<td></td>
</tr>
<tr>
<td>LOI/MOU/DDA/PSA</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Additional Notes</strong></td>
<td></td>
</tr>
<tr>
<td>Project File Document Location</td>
<td>S:\Projects\CC-URAs\RD\Projects\Broadway Bridge Site</td>
</tr>
</tbody>
</table>
## Property Strategic Considerations

<table>
<thead>
<tr>
<th>Goals &amp; Objectives</th>
</tr>
</thead>
</table>
| **Acquisition Date & Purpose** | October 22, 1987 from Portland Terminal Railroad Company  
  - Acquired as part of the 12th Amendment of the Downtown Waterfront URA Plan, for redevelop 31-acres in the River District and DTW URAs (Resolution 3543-April 8, 1987) |

<table>
<thead>
<tr>
<th>Property Plan Objective</th>
<th>Development Site / Inactive</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015-2020 Strategic Plan Objective(s)</td>
<td>Goal 1: Create Healthy, Complete Neighborhoods Throughout Portland</td>
</tr>
</tbody>
</table>

Financial Sustainability Plan Objective | Program Related Investment - 2.5%

Equity Objective(s) | Interim: Increase equitable contracting of certified firms  
  Development: N/A

## Property Information

### Property Characteristics

<table>
<thead>
<tr>
<th>Property Code¹</th>
<th>320-A00263</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Name(s)</td>
<td>One Waterfront South</td>
</tr>
<tr>
<td>Project Name(s)</td>
<td>Broadway Bridge Site</td>
</tr>
<tr>
<td>Property Description</td>
<td>Vacant fenced land</td>
</tr>
<tr>
<td>Address</td>
<td>NW Naito Parkway</td>
</tr>
<tr>
<td>RNumber(s)</td>
<td>R508394</td>
</tr>
<tr>
<td>Tax Lot Description(s)</td>
<td>PARTITION PLAT 2001-69, LOT 1 LYING SELY OF NWLY R/W OF BROADWAY BRIDGE</td>
</tr>
<tr>
<td>Lot Size</td>
<td>.08 acres (35,050 sq ft)</td>
</tr>
<tr>
<td>Building SF</td>
<td>0 sq ft</td>
</tr>
</tbody>
</table>

### Neighborhood

<table>
<thead>
<tr>
<th>URA</th>
<th>Downtown Waterfront</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighborhood</td>
<td>Pearl District</td>
</tr>
<tr>
<td>NMTC Census Tract</td>
<td>Census Tract 51</td>
</tr>
<tr>
<td>Opportunity Zone</td>
<td>Yes-Severe Distress</td>
</tr>
<tr>
<td>Zoning</td>
<td>North: EX-Central Employment, d-Design Zone; South: EX-Central Employment, d-Design Zone &amp; CX-Central Commercial, d-Design Zone</td>
</tr>
</tbody>
</table>

### Financial Baseline

<table>
<thead>
<tr>
<th>Base FAR &amp; Height</th>
<th>4:1 / 75'</th>
</tr>
</thead>
</table>

### Book Value (2017) | $74,000 |
<table>
<thead>
<tr>
<th><strong>Real Market Value (2017)</strong></th>
<th>$4,141,310</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Appraised Value</strong></td>
<td>April 21, 2016; 8,770,000; Integra</td>
</tr>
<tr>
<td><strong>Financial Sustainability Plan Cash Flow</strong></td>
<td>($8,323) FY 19/20</td>
</tr>
</tbody>
</table>

**Due Diligence**

<table>
<thead>
<tr>
<th><strong>Alta/As-Built</strong></th>
<th>Alta: 2008</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Title Report</strong></td>
<td>June 2, 2015 / Chicago Title</td>
</tr>
<tr>
<td><strong>Title Easements</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Site Constraints</strong></td>
<td>No direct vehicle access from NW Naito Parkway onto property; requires accessing over northern property owners property.</td>
</tr>
</tbody>
</table>

**Environmental Documents/Notes**

| **ESA Phase 1: February 1991; ESA Phase II: August 1995; VCP ICP ECSI #1962; RI/FS: February 1998; ROD: June 1998; PTRR to reimburse 100% of hard and 75% of soft cost; Contaminated Media Management Plan (Hart Crowser, January 2011); Shallow soil contamination is present due to historical railroad use. Prosper Portland has conducted numerous studies to characterize the contamination and the site is currently enrolled in the Oregon Department of Environmental Quality’s (DEQ’s) Voluntary Cleanup Program. The DEQ Record of Decision (ROD) and Contaminated Media Management Plan (CMMP) outline the actions required to remediate the contamination. The ROD and selected environmental remedy for the site require the installation of a protective environmental cap. At a minimum, the cap must consist of demarcation fabric overlain by two (2) feet of clean fill or hardscape features associated with redevelopment. An estimated protective cap construction cost for the One Waterfront Lots is approximately $170,000. (GASB 49 17/18)** |

**Development Goals & Objectives**

<table>
<thead>
<tr>
<th><strong>Re-Development/Re-Use</strong></th>
<th>Inactive</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Active/Inactive</strong></td>
<td>Inactive</td>
</tr>
<tr>
<td><strong>Interim Activity Strategy</strong></td>
<td>Five-year lease to Oregon Harbor of Hope Navigation Center</td>
</tr>
<tr>
<td><strong>Phase of Development (acquisition, community process, predev, disposition, construction)</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Development Concept(s)</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Action Plan / Framework(s)</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>URA / Community Goal(s)</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Major Consultant Contracts</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Major Milestone(s) &amp; Deadline(s)</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Project Budget</strong></td>
<td>See Fund 320 Budget</td>
</tr>
<tr>
<td><strong>Project Manager</strong></td>
<td>Eric Jacobson</td>
</tr>
<tr>
<td>Project Team Member(s)</td>
<td>Ember Breckenridge (Property Management)</td>
</tr>
<tr>
<td>------------------------</td>
<td>------------------------------------------</td>
</tr>
<tr>
<td>Project Sponsor</td>
<td>Amy Edwards</td>
</tr>
<tr>
<td>Developer</td>
<td>N/A</td>
</tr>
<tr>
<td>Major External Stakeholder(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Major Bureau Partner(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Agency Approvals &amp; Recommendations</td>
<td></td>
</tr>
<tr>
<td>FIC Approval(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Board/Council Approval(s) &amp; Recommendation(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Agreements</td>
<td></td>
</tr>
<tr>
<td>LOI/MOU/DDA/PSA</td>
<td>N/A</td>
</tr>
<tr>
<td>Additional Notes</td>
<td></td>
</tr>
<tr>
<td>Project File Document Location</td>
<td>S:\Projects\CC-URAs\RD\Projects\Broadway Bridge Site</td>
</tr>
</tbody>
</table>
## Property Strategic Considerations

<table>
<thead>
<tr>
<th>Goals &amp; Objectives</th>
<th></th>
</tr>
</thead>
</table>
| **Acquisition Date & Purpose** | July 13, 2006 / Master Leased from Port of Portland  
• Acquired to extend the light rail, establish infrastructure, and development of 120 acres of land at Cascade Station. Of the 120 acres, 36 acres were transferred to Prosper Portland (Resolution 6263-June 22, 2005) |

<table>
<thead>
<tr>
<th>Property Plan Objective</th>
<th>Development Site / Hold</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2015-2020 Strategic Plan Goal(s)</strong></td>
<td>Objective 2: Access to High Quality Employment for Portland Residents</td>
</tr>
<tr>
<td><strong>Financial Sustainability Plan Objective</strong></td>
<td>Program Related Investment - 2.5%</td>
</tr>
</tbody>
</table>
| **Equity Objective(s)** | Interim: Increase equitable contracting of certified firms  
Development: Compliance with Business & Workforce Equity Policy requirements for any new development. |

## Property Information

<table>
<thead>
<tr>
<th>Property Characteristics</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Property Code¹</strong></td>
<td>385-A00350</td>
</tr>
<tr>
<td><strong>Property Name(s)</strong></td>
<td>Cascade Station Parcel G</td>
</tr>
<tr>
<td><strong>Project Name(s)</strong></td>
<td>Cascade Station Parcel G</td>
</tr>
<tr>
<td><strong>Property Description</strong></td>
<td>Vacant land at Cascade Station</td>
</tr>
<tr>
<td><strong>Address</strong></td>
<td>9298 NE Cascades Parkway</td>
</tr>
<tr>
<td><strong>RNumber(s)</strong></td>
<td>R593637</td>
</tr>
<tr>
<td><strong>Tax Lot Description(s)</strong></td>
<td>Portland Int'l Center, Lot 8 TL 101</td>
</tr>
<tr>
<td><strong>Lot Size</strong></td>
<td>9.27 Acres (403,801 sq ft)</td>
</tr>
<tr>
<td><strong>Building SF</strong></td>
<td>2 sq ft</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Neighborhood</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>URA</strong></td>
<td>Airport Way</td>
</tr>
<tr>
<td><strong>Neighborhood</strong></td>
<td>Portland PDX Airport Area</td>
</tr>
<tr>
<td><strong>NMTC Census Tract</strong></td>
<td>Census Tract 73</td>
</tr>
<tr>
<td><strong>Opportunity Zone</strong></td>
<td>Yes-Severe Distress</td>
</tr>
<tr>
<td><strong>Zoning</strong></td>
<td>EG2-General Employment 2; c-Environmental Conservation; h-Aircraft Landing Zone; x-PDX Noise Impact one</td>
</tr>
<tr>
<td><strong>Base FAR &amp; Height</strong></td>
<td>N/A</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Financial Baseline</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Book Value (2017)</strong></td>
<td>$3,639,000</td>
</tr>
<tr>
<td><strong>Real Market Value (2017)</strong></td>
<td>$6,706,300</td>
</tr>
<tr>
<td><strong>Appraised Value</strong></td>
<td>November 21, 2010; $3,630,000; PGP Valuation</td>
</tr>
</tbody>
</table>
| Financial Sustainability Plan Cash Flow     | ($29,515) FY 19/20  
<p>|                                             | ($253,327) Ten-year outlook including FY 19/20  |
| Due Diligence                              |   |
| Alta/As-Built                              | N/A  |
| Title Report                               | N/A  |
| Title Easements                            | N/A  |
| Site Constraints                           | Max Red Line boarders the property to the South  |
| Environmental Documents/Notes              | ESA Phase I: August 2004; Lots leased from Port (GASB 49 17/18); Draft NEPA report  |
| Development Goals &amp; Objectives            |   |
| Re-Development/Re-Use                      |   |
| Active/Inactive                            | Active  |
| Interim Activity Strategy                  | Manage &amp; maintain the property in a way that minimizes risks and holding costs, while maintaining it in a clean and respectable manner. Work in coordination and consultation with project management staff responsible for implementation of related development plans. Interim uses would include short-term/one-time permits only, that are consistent with the Cascade Station Plan.  |
| Phase of Development (acquisition, community process, predev, disposition, construction) | Predevelopment  |
| Development Concept(s)                    | Job focused redevelopment  |
| Action Plan / Framework(s)                | Cascade Station/Portland International Center Plan District-established land use and development entitlements and restrictions for the development of Cascade Station (1999)  |
| URA / Community Goal(s)                   | Create a significant number of jobs, or provide an economic development advantage to the area  |
| Major Consultant Contracts                | IGA 2017-141 with Port of Portland for an updated Cascade Station District Environmental Assessment pursuant to FAA requirement  |
| Major Milestone(s) &amp; Deadline(s)          | Discussion with Port about returning property to their ownership by end of FY 18/19; FAA approval by December 2020; NEPA requirements of additional stormwater pipes for basin  |
| Project Budget                            | See Fund 385 Budget  |
| Project Manager                           | Joana Filgueiras  |
| Project Team Member(s) &amp; Responsibility   | Ember Breckenridge (Property Management)  |
| Project Sponsor                           | Amy Edwards  |
| Developer                                  | N/A  |
| Major External Stakeholder(s)             | Port of Portland, Columbia Corridor Association  |
| Major Bureau Partner(s)                   | Bureau of Environmental Services  |
| Agency Approvals &amp; Recommendations        |   |
| FIC Approval(s)                           | March 31, 2017; April 6, 2017; May 11, 2017; May 23, 2017  |</p>
<table>
<thead>
<tr>
<th>Board/Council Approval(s) &amp; Recommendation(s)</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agreements</td>
<td>N/A</td>
</tr>
<tr>
<td>LOI/MOU/DDA/PSA</td>
<td>N/A</td>
</tr>
<tr>
<td>Additional Notes</td>
<td></td>
</tr>
<tr>
<td>Project File Document Location</td>
<td>S:\Projects\Other\AW\Projects\Parcel G</td>
</tr>
</tbody>
</table>
### Property Strategic Considerations

<table>
<thead>
<tr>
<th>Goals &amp; Objectives</th>
<th></th>
</tr>
</thead>
</table>
| **Acquisition Date & Purpose** | December 23, 1991 from Pacific Development Property, Inc.  
  - Acquired to facilitate redevelopment of gateway improvements with uses supportive of the adjacent Oregon Convention Center and a Headquarters Hotel (Resolution 4178-November 13, 1991) |
| **Property Plan Objective** | Operating Asset / Hold |
| **2015-2020 Strategic Plan Objective(s)** | Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland (Outcome 1.3: Regional Assets)  
  Objective 5: Operate an Equitable, Innovative & Financially Sustainable Agency (Outcome 5.3: Financial Sustainability & Stewardship) |
| **Financial Sustainability Plan Objective** | Program Related Investment - 2.5% |
| **Equity Objective(s)** | Interim: Operate as a parking facility for the Oregon Convention Center Garage  
  Development: Promote opportunity objectives for the Business Equity Program and the Workforce Equity Program by promoting contracting and employment opportunities to MWESB business and communities of color |

### Property Information

<table>
<thead>
<tr>
<th>Property Characteristics</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Property Code¹</strong></td>
<td>350-A00310 (Management) 350-A00437 (Development)</td>
</tr>
<tr>
<td><strong>Property Name(s)</strong></td>
<td>Block 49</td>
</tr>
<tr>
<td><strong>Project Name(s)</strong></td>
<td>Convention Center Garage</td>
</tr>
<tr>
<td><strong>Property Description</strong></td>
<td>4-story public parking and hotel garage</td>
</tr>
<tr>
<td><strong>Address</strong></td>
<td>1075 NE 2nd Avenue</td>
</tr>
<tr>
<td><strong>RNumber(s)</strong></td>
<td>R182157</td>
</tr>
<tr>
<td><strong>Tax Lot Description(s)</strong></td>
<td>HOLLADAYS ADD, BLOCK 49, LOT 1&amp;4&amp;5&amp;8 EXC PT IN ST, LOT 2 &amp;3&amp;6&amp;7</td>
</tr>
<tr>
<td><strong>Lot Size</strong></td>
<td>.88 acres (38,241 sq ft)</td>
</tr>
<tr>
<td><strong>Building SF</strong></td>
<td>Under Construction</td>
</tr>
<tr>
<td><strong>Neighborhood</strong></td>
<td></td>
</tr>
<tr>
<td><strong>URA</strong></td>
<td>Oregon Convention Center</td>
</tr>
<tr>
<td><strong>Neighborhood</strong></td>
<td>Lloyd District Community Association</td>
</tr>
<tr>
<td><strong>NMTC Census Tract</strong></td>
<td>Census Tract 23.03</td>
</tr>
<tr>
<td><strong>Opportunity Zone</strong></td>
<td>Yes-Severe Distress</td>
</tr>
<tr>
<td><strong>Zoning</strong></td>
<td>CX-Central Commercial; d-Design</td>
</tr>
<tr>
<td>Base FAR &amp; Height</td>
<td>12:1 / 250'</td>
</tr>
<tr>
<td>---------------------------</td>
<td>-------------</td>
</tr>
<tr>
<td>Financial Baseline</td>
<td></td>
</tr>
<tr>
<td>Book Value (2017)</td>
<td>$1,354,000</td>
</tr>
<tr>
<td>Real Market Value (2017)</td>
<td>$8,386,590</td>
</tr>
<tr>
<td>Appraised Value</td>
<td>April 16, 2016; $4,780,000; Romanaggi</td>
</tr>
<tr>
<td>Financial Sustainability Plan Cash Flow</td>
<td>$23,673 FY 19/20</td>
</tr>
<tr>
<td></td>
<td>$203,187 Ten-year outlook including FY 19/20</td>
</tr>
</tbody>
</table>

**Due Diligence**

<table>
<thead>
<tr>
<th>Alta/As-Built</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Title Report</td>
<td>N/A</td>
</tr>
<tr>
<td>Title Easements</td>
<td>N/A</td>
</tr>
<tr>
<td>Site Constraints</td>
<td>None</td>
</tr>
<tr>
<td>Environmental Documents/Notes</td>
<td>ESA Phase I: November 2006; ESA Phase II: June 2005; Contaminated soil/burn debris cleaned up during CC Garage construction (GASB 49 17/18)</td>
</tr>
</tbody>
</table>

**Development Goal & Objectives**

**Re-Development/Re-Use**

<table>
<thead>
<tr>
<th>Active/Inactive</th>
<th>Inactive</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interim Activity Strategy</td>
<td>Operate as a parking garage</td>
</tr>
<tr>
<td>Phase of Development (acquisition, community process, predev, disposition, construction)</td>
<td>N/A</td>
</tr>
<tr>
<td>Development Concept(s)</td>
<td>442 space parking garage with 15,000 sq ft transit police precinct</td>
</tr>
<tr>
<td>Action Plan / Framework(s)</td>
<td>None</td>
</tr>
<tr>
<td>URA / Community Goal(s)</td>
<td>Oregon Convention Center URA Plan</td>
</tr>
<tr>
<td>Major Consultant Contracts</td>
<td>Garage Development by Mortenson substantial completion by July 2019; Garage operations to commence January 2020 when hotel is compete; Hotel is guaranteed 375 parking space, with 47 additional spaces being designated for public parking; TriMet to own lower level office space and parking</td>
</tr>
<tr>
<td></td>
<td>Interim use by Mortenson in July/August 2019; City Center Parking Operations Agreement expires June 30, 2020 with an option of 3 additional years</td>
</tr>
<tr>
<td>Major Milestone(s) &amp; Deadline(s)</td>
<td>Garage Completion - August 2019</td>
</tr>
<tr>
<td>Project Budget</td>
<td>See Fund 350 Budget</td>
</tr>
<tr>
<td>Project Manager</td>
<td>Eric Jacobson</td>
</tr>
<tr>
<td>Project Team Member(s)</td>
<td>Ember Breckenridge (Property Management), Elise Hendrickson (Construction), Wendy Wilcox (Construction Compliance/ParkSmart), Amy Nagy (Community Liaison)</td>
</tr>
<tr>
<td>Project Sponsor</td>
<td>Amy Edwards</td>
</tr>
<tr>
<td>Developer</td>
<td>Mortenson</td>
</tr>
<tr>
<td>Major External Stakeholder(s)</td>
<td>Mortenson, City Center Parking, Go Lloyd</td>
</tr>
<tr>
<td>-------------------------------</td>
<td>----------------------------------------</td>
</tr>
<tr>
<td>Major Bureau Partner(s)</td>
<td>TriMet, Metro</td>
</tr>
<tr>
<td>Agency Approvals &amp; Recommendations</td>
<td></td>
</tr>
<tr>
<td>FIC Approval(s)</td>
<td>December 2016 - Disposition</td>
</tr>
<tr>
<td>Board/Council Approval(s) &amp; Recommendation(s)</td>
<td>December 2016 - Disposition and Development Agreement with Mortenson</td>
</tr>
<tr>
<td>Agreements</td>
<td></td>
</tr>
<tr>
<td>LOI/MOU/DDA/PSA</td>
<td>Development Agreement; Condominium Agreement; TriMet Purchase &amp; Sale Agreement</td>
</tr>
<tr>
<td>Additional Notes</td>
<td></td>
</tr>
<tr>
<td>Project File Document Location</td>
<td>S:\Projects\CC-URAs\OCC\Projects\Block 49</td>
</tr>
</tbody>
</table>
### Property Strategic Considerations

<table>
<thead>
<tr>
<th>Goals &amp; Objectives</th>
<th></th>
</tr>
</thead>
</table>
| **Acquisition Date & Purpose** | September 2, 1998 from Dagel  
- Acquired for the redevelopment of vacant and underutilized property, essential to achieving public and community revitalization objectives (Resolution 5142-July 15, 1998) |
| **Property Plan Objective** | Development Site |
| **2015-2020 Strategic Plan Objective(s)** | Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland (Outcome 1.1: Vibrant Communities & Corridors) |
| **Financial Sustainability Plan Objective** | Program Related Investment - 2.5% |
| **Equity Objective(s)** | Interim: Increase equitable contracting of certified firms - General Maintenance (Certified-Minority Owned/Minority Site Workers), Landscape Maintenance (Certified-Minority Owned/Minority Site Workers), Security Services (Not Certified-Woman Owned)  
Development: N/A |

### Property Information

<table>
<thead>
<tr>
<th>Property Characteristics</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Property Code¹</strong></td>
<td>360-A00554</td>
</tr>
<tr>
<td><strong>Property Name(s)</strong></td>
<td>Dagel Triangle</td>
</tr>
<tr>
<td><strong>Project Name(s)</strong></td>
<td>Dagel Triangle</td>
</tr>
<tr>
<td><strong>Property Description</strong></td>
<td>Vacant grassed lot</td>
</tr>
<tr>
<td><strong>Address</strong></td>
<td>8930 SE 90th Avenue</td>
</tr>
<tr>
<td><strong>RNumber(s)</strong></td>
<td>R221712</td>
</tr>
<tr>
<td><strong>Tax Lot Description(s)</strong></td>
<td>MT SCOTT PK, BLOCK 3, LOT 1 EXC PT IN STS, LOT 2 EXC PT IN ST</td>
</tr>
<tr>
<td><strong>Lot Size</strong></td>
<td>.14 acres (6,259 sq ft)</td>
</tr>
<tr>
<td><strong>Building SF</strong></td>
<td>0 sq ft</td>
</tr>
<tr>
<td><strong>Neighborhood</strong></td>
<td></td>
</tr>
<tr>
<td><strong>URA</strong></td>
<td>Lents Town Center</td>
</tr>
<tr>
<td><strong>Neighborhood</strong></td>
<td>Lents</td>
</tr>
<tr>
<td><strong>NMTC Census Tract</strong></td>
<td>Census Tract 6.02</td>
</tr>
<tr>
<td><strong>Opportunity Zone</strong></td>
<td>Yes</td>
</tr>
<tr>
<td><strong>Zoning</strong></td>
<td>CM2-Commercial Mixed Use 2; d-Design; m-Centers Main Street</td>
</tr>
<tr>
<td><strong>Base FAR &amp; Height</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Financial Baseline</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>--------------------------------</td>
<td>-----------------------------------------------------------------</td>
</tr>
<tr>
<td><strong>Book Value (2017)</strong></td>
<td>$100,000</td>
</tr>
<tr>
<td><strong>Real Market Value (2017)</strong></td>
<td>$154,190</td>
</tr>
<tr>
<td><strong>Appraised Value</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Financial Sustainability Plan Cash Flow</strong></td>
<td>($34,902) FY 19/20</td>
</tr>
<tr>
<td></td>
<td>($299,565) Ten-year outlook including FY 19/20</td>
</tr>
<tr>
<td><strong>Due Diligence</strong></td>
<td></td>
</tr>
<tr>
<td>Alta/As-Built</td>
<td>N/A</td>
</tr>
<tr>
<td>Title Report</td>
<td>N/A</td>
</tr>
<tr>
<td>Title Easements</td>
<td>N/A</td>
</tr>
<tr>
<td>Site Constraints</td>
<td>There are no curb cuts on the property and it is on the curve of the Foster/Woodstock Couplet</td>
</tr>
<tr>
<td>Environmental Documents/Notes</td>
<td>No known RECs (GASB 49 17/18)</td>
</tr>
<tr>
<td><strong>Development Goals &amp; Objectives</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Re-Development/Re-Use</strong></td>
<td></td>
</tr>
<tr>
<td>Active/Inactive</td>
<td>Inactive</td>
</tr>
<tr>
<td>Interim Activity Strategy</td>
<td>Manage &amp; maintain the property in a way that minimizes risks and holding costs, while maintaining it in a clean and respectable manner. Work in coordination and consultation with project management staff responsible for implementation of related development plans. No interim uses.</td>
</tr>
<tr>
<td>Phase of Development (acquisition, community process, predev, disposition, construction)</td>
<td>N/A</td>
</tr>
<tr>
<td>Development Concept(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Action Plan / Framework(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>URA / Community Goal(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Major Consultant Contracts</td>
<td>N/A</td>
</tr>
<tr>
<td>Major Milestone(s) &amp; Deadline(s)</td>
<td>Issue RFP for disposition by end FY 20/21 with closing by end of FY 21/22</td>
</tr>
<tr>
<td><strong>Project Budget</strong></td>
<td><strong>See Fund 360 Budget</strong></td>
</tr>
<tr>
<td>Project Manager</td>
<td>Alison Wicks</td>
</tr>
<tr>
<td>Project Team Member(s)</td>
<td>Ember Breckenridge (Property Management)</td>
</tr>
<tr>
<td>Project Sponsor</td>
<td>Amy Edwards</td>
</tr>
<tr>
<td>Developer</td>
<td>N/A</td>
</tr>
<tr>
<td>Major External Stakeholder(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Major Bureau Partner(s)</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Agency Approvals &amp; Recommendations</strong></td>
<td></td>
</tr>
<tr>
<td>FIC Approval(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Board/Council Approval(s) &amp; Recommendation(s)</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Agreements</strong></td>
<td></td>
</tr>
<tr>
<td>LOI/MOU/DDA/PSA</td>
<td>N/A</td>
</tr>
</tbody>
</table>
## Property Strategic Considerations

### Goals & Objectives

**Acquisition Date & Purpose**
- May 2, 2002 from ODOT
  - Acquired to meet the objectives of Eastbank Esplanade III development and CES URA (Ordinance No. 176403-April 17, 2002)

**Property Plan Objective**
- Operating Asset / Hold

**2015-2020 Strategic Plan Goal(s)**
- Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland (Outcome 1.2: Connected Innovation and Jobs Centers)

**Financial Sustainability Plan Objective**
- Program Related Investment - 2.5%

**Equity Objective(s)**
- Interim: Public parking open to all Portlanders; equitable contracting opportunities with City Center Parking's subcontractors.
  - Development: N/A

## Property Information

### Property Characteristics

**Property Code¹**
- 355-A00319

**Property Name(s)**
- Eastbank Festival Lots

**Project Name(s)**
- Eastbank Festival Parking Lots

**Property Description**
- 3 improved public parking lots

**Address**
- SE Salmon (N); 1225 W/ SE Water Ave (C); SE Main St (S)

**RNumber(s)**
- R149849 (N); R149852 (C); R499172 & R149854 (S)

**Tax Lot Description(s)**
- EAST PORTLAND, BLOCK 8 TL 1600 (N); EAST PORTLAND, BLOCK 9 TL 3700 (C); EAST PORTLAND, W 101' OF E 555' OF BLOCK 10 and EAST PORTLAND, BLOCK 10 TL 4300 (S)

**Lot Size**
- .37 acres (16,166 sq ft) (N); .57 acres (24,700 sq ft) (C); unknown & .27 acres (11,800 sq ft) (S)

**Building SF**
- 0 sq ft (N, C, S)

**Neighborhood**

**URA**
- Central Eastside

**Neighborhood**
- Buckman Community Association

**NMTC Census Tract**
- Census Track 11.01

**Opportunity Zone**
- Yes, Severe Distress

**Zoning**
- IG1 - General Industrial 1

**Base FAR & Height**
- Base Zone

**Financial Baseline**

<table>
<thead>
<tr>
<th><strong>Development Goals &amp; Objectives</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Re-Development/Re-Use</strong></td>
</tr>
<tr>
<td>Active/Inactive</td>
</tr>
<tr>
<td>Interim Activity Strategy</td>
</tr>
<tr>
<td>Phase of Development (acquisition, community process, predev, disposition, construction)</td>
</tr>
<tr>
<td>Development Concept(s)</td>
</tr>
<tr>
<td>Action Plan / Framework(s)</td>
</tr>
<tr>
<td>URA / Community Goal(s)</td>
</tr>
<tr>
<td>Major Consultant Contracts</td>
</tr>
<tr>
<td>Major Milestone(s) &amp; Deadline(s)</td>
</tr>
<tr>
<td>Project Budget</td>
</tr>
<tr>
<td>Project Manager</td>
</tr>
<tr>
<td>Project Team Member(s) &amp; Responsibility</td>
</tr>
<tr>
<td>Project Sponsor</td>
</tr>
<tr>
<td>Developer</td>
</tr>
<tr>
<td>Major External Stakeholder(s)</td>
</tr>
<tr>
<td>Major Bureau Partner(s)</td>
</tr>
<tr>
<td><strong>Agency Approvals &amp; Recommendations</strong></td>
</tr>
<tr>
<td>FIC Approval(s)</td>
</tr>
<tr>
<td>Board/Council Approval(s) &amp; Recommendation(s)</td>
</tr>
<tr>
<td>Agreements</td>
</tr>
<tr>
<td>Additional Notes</td>
</tr>
<tr>
<td>Project File Document Location</td>
</tr>
</tbody>
</table>
### Property Strategic Considerations

<table>
<thead>
<tr>
<th>Goals &amp; Objectives</th>
<th></th>
</tr>
</thead>
</table>
| Acquisition Date & Purpose | July 9, 2004 from TriMet  
  - Acquired as part of a DDA with TriMet, the Oregon Clinic and Prosper Portland to develop the Oregon Clinic Building and the TriMet Parking Garage. (Resolution 6212-December 9, 2004) |
| Property Plan Objective | Operating Asset / Hold |
| 2015-2020 Strategic Plan Objective(s) | Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland (Outcome 1.2: Connected Innovation and Jobs Centers)  
Objective 2: Access to High Quality Employment for Portland Residents (Outcome 2.3: Access to Career-Path Employment) |
| Financial Sustainability Plan Objective | Program Related Investment - 2.5% |
| Equity Objective(s) | Interim: Parking Lot under long term lease to Oregon Clinic with obligation to replace parking within specific radius of clinic if redeveloped. Parking is free for all Portlanders seeking medical services at that location  
Development: N/A |

### Property Information

<table>
<thead>
<tr>
<th>Property Characteristics</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Code¹</td>
<td>380-A00555</td>
</tr>
<tr>
<td>Property Name(s)</td>
<td>Gateway Parking Lot</td>
</tr>
<tr>
<td>Project Name(s)</td>
<td>Gateway Parking Lot</td>
</tr>
<tr>
<td>Property Description</td>
<td>Oregon Clinic Parking Lot</td>
</tr>
<tr>
<td>Address</td>
<td>1111 S/ NE 99th Avenue</td>
</tr>
<tr>
<td>RNumber(s)</td>
<td>R319495; R622693; R541219</td>
</tr>
<tr>
<td>Tax Lot Description(s)</td>
<td>SECTION 33 1N 2E, TL 1300; SECTION 33 1N 2E, TL 1500; SECTION 33 1N 2E, TL 1400</td>
</tr>
<tr>
<td>Lot Size</td>
<td>2.04 acres; .10 acres (4,155 sq ft); .13 (5,765 sq ft)</td>
</tr>
<tr>
<td>Building SF</td>
<td>0 sq ft</td>
</tr>
<tr>
<td>Neighborhood</td>
<td></td>
</tr>
<tr>
<td>URA</td>
<td>Gateway</td>
</tr>
<tr>
<td>Neighborhood</td>
<td>Hazelwood</td>
</tr>
<tr>
<td>NMTC Census Tract</td>
<td>Census Tract 81</td>
</tr>
<tr>
<td>Opportunity Zone</td>
<td>Yes-Severe Distress</td>
</tr>
<tr>
<td>Zoning</td>
<td>CX-Central Commercial; d-Design</td>
</tr>
</tbody>
</table>
## Financial

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Book Value (2017)</td>
<td>$898,000</td>
</tr>
<tr>
<td>Real Market Value (2017)</td>
<td>$2,595,190</td>
</tr>
<tr>
<td>Appraised Value</td>
<td>N/A</td>
</tr>
<tr>
<td>Financial Sustainability Plan Cash Flow</td>
<td>$0 FY 19/20</td>
</tr>
<tr>
<td></td>
<td>$0 Ten-year outlook including FY 19/20</td>
</tr>
</tbody>
</table>

## Due Diligence

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alta/As-Built</td>
<td>N/A</td>
</tr>
<tr>
<td>Title Report</td>
<td>N/A</td>
</tr>
<tr>
<td>Title Easements</td>
<td>N/A</td>
</tr>
<tr>
<td>Site Constraints</td>
<td>None</td>
</tr>
<tr>
<td>Environmental Documents/Notes</td>
<td>ESA Phase I: June 205 &amp; July 2017; Developed by TriMet-Due Diligence by Trimet; No known RECs (GASB 49 17/18)</td>
</tr>
</tbody>
</table>

## Development Goals & Objectives

### Re-Development/Re-Use

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Active/Inactive</td>
<td>Inactive</td>
</tr>
<tr>
<td>Interim Activity Strategy</td>
<td>Operate as Oregon Clinic parking lot</td>
</tr>
<tr>
<td>Phase of Development (acquisition, community process, predev, disposition, construction)</td>
<td>N/A</td>
</tr>
<tr>
<td>Development Concept(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Action Plan / Framework(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>URA / Community Goal(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Major Consultant Contracts</td>
<td>N/A</td>
</tr>
<tr>
<td>Major Milestone(s) &amp; Deadline(s)</td>
<td>Metro Grant use strategy work thru December 2020</td>
</tr>
<tr>
<td></td>
<td>Parking lease (50-year) with The Oregon Clinic for 250-space surface parking expires September 15, 2056; Relocation requirement of parking spaces within 350 ft if development occurs in the parking lot; Air Right lease (99-year) above adjacent Oregon Clinic Medical Building</td>
</tr>
</tbody>
</table>

## Project Budget

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Budget</td>
<td>See Fund 380 Budget</td>
</tr>
<tr>
<td>Project Manager</td>
<td>Thea Munchel</td>
</tr>
<tr>
<td>Project Team Member(s) &amp; Responsibility</td>
<td>Ember Breckenridge (Property Management)</td>
</tr>
<tr>
<td>Project Sponsor</td>
<td>Amy Edwards</td>
</tr>
<tr>
<td>Developer</td>
<td>N/A</td>
</tr>
<tr>
<td>Major External Stakeholder(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Major Bureau Partner(s)</td>
<td>N/A</td>
</tr>
</tbody>
</table>

## Agency Approvals & Recommendations

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>FIC Approval(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Board/Council Approval(s) &amp;</td>
<td>N/A</td>
</tr>
<tr>
<td>Recommendation(s)</td>
<td></td>
</tr>
<tr>
<td>-----------------------</td>
<td>---</td>
</tr>
<tr>
<td>Agreements</td>
<td></td>
</tr>
<tr>
<td>LOI/MOU/DDA/PSA</td>
<td>N/A</td>
</tr>
<tr>
<td>Additional Notes</td>
<td></td>
</tr>
<tr>
<td>Project File Document Location</td>
<td>S:\Projects\Neighborhood-URAs\Gateway\Projects\Gateway Transit Center</td>
</tr>
</tbody>
</table>
### Property Strategic Considerations

<table>
<thead>
<tr>
<th>Goals &amp; Objectives</th>
</tr>
</thead>
</table>
| **Acquisition Date & Purpose** | October 21, 2016 from Prosper Portland as part of an LLC acquisition  
- Acquire to develop the property into a mixed-use, mixed-income apartment project as part of the implementation of the Lents Five-Year Action Plan (Resolution 7209-September 14, 2016) |
| **Property Plan Objective** | Operating Asset / Hold |
| **2015-2020 Strategic Plan Objective(s)** | Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland (Outcome 1.1: Vibrant Communities & Corridors)  
Objective 3: Foster Wealth Creation within Communities of Color and Low-Income Communities (Outcome 3.2 Business Growth)  
Objective 4: Form 21st Century Civic Networks, Institutions & Partnerships (Outcome 4.2: Affordability & Neighborhood Solutions) |
| **Financial Sustainability Plan Objective** | Program Related Investment - 2.5% |
| **Equity Objective(s)** | Interim: Help stabilize community business at risk of displacement and/or businesses owned by communities of color through tenanting and business support. Ensure lease rates of commercial space are affordable and accessible to businesses within the district, with particular focus on long time businesses and businesses owned by communities of color and/or immigrant and refugee community. (Social Equity Policy 4.1 and 4.2)  
Development: N/A |

### Property Information

<table>
<thead>
<tr>
<th>Property Characteristics</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Property Code¹</strong></td>
</tr>
<tr>
<td><strong>Property Name(s)</strong></td>
</tr>
<tr>
<td><strong>Project Name(s)</strong></td>
</tr>
<tr>
<td><strong>Property Description</strong></td>
</tr>
<tr>
<td><strong>Address</strong></td>
</tr>
<tr>
<td><strong>RNumber(s)</strong></td>
</tr>
<tr>
<td><strong>Tax Lot Description(s)</strong></td>
</tr>
<tr>
<td><strong>Lot Size</strong></td>
</tr>
<tr>
<td><strong>Building SF</strong></td>
</tr>
<tr>
<td>Neighborhood</td>
</tr>
<tr>
<td>----------------------</td>
</tr>
<tr>
<td>URA</td>
</tr>
<tr>
<td>Neighborhood</td>
</tr>
<tr>
<td>NMTC Census Tract</td>
</tr>
<tr>
<td>Opportunity Zone</td>
</tr>
<tr>
<td>Zoning</td>
</tr>
<tr>
<td>Base FAR &amp; Height</td>
</tr>
<tr>
<td>Financial Baseline</td>
</tr>
<tr>
<td>Book Value (2017)</td>
</tr>
<tr>
<td>Real Market Value (2017)</td>
</tr>
<tr>
<td>Appraised Value</td>
</tr>
<tr>
<td>Financial Sustainability Plan Cash Flow</td>
</tr>
<tr>
<td>Due Diligence</td>
</tr>
<tr>
<td>Alta/As-Built</td>
</tr>
<tr>
<td>Title Report</td>
</tr>
<tr>
<td>Title Easements</td>
</tr>
<tr>
<td>Site Constraints</td>
</tr>
<tr>
<td>Environmental Documents/Notes</td>
</tr>
<tr>
<td>Development Goals &amp; Objectives</td>
</tr>
<tr>
<td>Re-Development/Re-Use</td>
</tr>
<tr>
<td>Active/Inactive</td>
</tr>
<tr>
<td>Interim Activity Strategy</td>
</tr>
<tr>
<td>Phase of Development (acquisition, community process, predev, disposition, construction)</td>
</tr>
<tr>
<td>Development Concept(s)</td>
</tr>
<tr>
<td>Action Plan / Framework(s)</td>
</tr>
<tr>
<td>URA / Community Goal(s)</td>
</tr>
<tr>
<td>Major Consultant Contracts</td>
</tr>
<tr>
<td>Major Milestone(s) &amp; Deadline(s)</td>
</tr>
<tr>
<td>Project Budget</td>
</tr>
<tr>
<td>Project Manager</td>
</tr>
<tr>
<td>Project Team Member(s)</td>
</tr>
<tr>
<td>Project Sponsor</td>
</tr>
<tr>
<td>-----------------</td>
</tr>
<tr>
<td>Developer</td>
</tr>
<tr>
<td>Major External Stakeholder(s)</td>
</tr>
<tr>
<td>Major Bureau Partner(s)</td>
</tr>
<tr>
<td>Agency Approvals &amp; Recommendations</td>
</tr>
<tr>
<td>FIC Approval(s)</td>
</tr>
<tr>
<td>Board/Council Approval(s) &amp; Recommendation(s)</td>
</tr>
<tr>
<td>Agreements</td>
</tr>
<tr>
<td>LOI/MOU/DDA/PSA</td>
</tr>
<tr>
<td>Additional Notes</td>
</tr>
<tr>
<td>Project File Document Location</td>
</tr>
</tbody>
</table>
## Property Strategic Considerations

<table>
<thead>
<tr>
<th>Goals &amp; Objectives</th>
<th></th>
</tr>
</thead>
</table>
| Acquisition Date & Purpose | May 2, 2002 from ODOT  
• Acquired to meet the objectives of Eastbank Esplanade III development and CES URA (Ordinance No. 176403-April 17, 2002) |
| Property Plan Objective | Operating Asset / Hold |
| 2015-2020 Strategic Plan Goal(s) | Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland (Outcome 1.2: Connected Innovation and Jobs Centers) |
| Financial Sustainability Plan Objective | Program Related Investment - 2.5% |
| Equity Objective(s) | Interim: Increase equitable contracting of certified firms  
Development: N/A |

## Property Information

### Property Characteristics

<table>
<thead>
<tr>
<th>Property Code¹</th>
<th>355-A00319</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Name(s)</td>
<td>Madison Street Triangle</td>
</tr>
<tr>
<td>Project Name(s)</td>
<td>Madison Street Triangle</td>
</tr>
<tr>
<td>Property Description</td>
<td>Vacant Lot</td>
</tr>
<tr>
<td>Address</td>
<td>SE Madison Street</td>
</tr>
<tr>
<td>RNumber(s)</td>
<td>R149860</td>
</tr>
<tr>
<td>Tax Lot Description(s)</td>
<td>EAST PORTLAND, BLOCK 11 TL 7100</td>
</tr>
<tr>
<td>Lot Size</td>
<td>13,650 sq ft (.31 acres)</td>
</tr>
<tr>
<td>Building SF</td>
<td>0 sq ft</td>
</tr>
</tbody>
</table>

### Neighborhood

| URA | Central Eastside |
| Neighborhood | Buckman Community Association |
| NMTC Census Tract | Census Track 11.01 |
| Opportunity Zone | Yes, Severe Distress |
| Zoning | IG1 - General Industrial 1 |
| Base FAR & Height | Base Zone |

### Financial Baseline

<table>
<thead>
<tr>
<th>Book Value (2017)</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Real Market Value (2017)</td>
<td>$443,850</td>
</tr>
<tr>
<td>Appraised Value</td>
<td>N/A</td>
</tr>
<tr>
<td>Financial Sustainability Plan Cash Flow</td>
<td>$63,335 FY 19/20</td>
</tr>
<tr>
<td><strong>Due Diligence</strong></td>
<td></td>
</tr>
<tr>
<td>---------------------------</td>
<td>----------</td>
</tr>
<tr>
<td>Alta/As-Built</td>
<td>N/A</td>
</tr>
<tr>
<td>Title Report</td>
<td>N/A</td>
</tr>
<tr>
<td>Title Easements</td>
<td>N/A</td>
</tr>
<tr>
<td>Site Constraints</td>
<td>None</td>
</tr>
<tr>
<td>Environmental Documents/Notes</td>
<td>Leased from ODOT (GASB 49 17/18)</td>
</tr>
</tbody>
</table>

## Development Goals & Objectives

### Re-Development/Re-Use

<table>
<thead>
<tr>
<th>Active/Inactive</th>
<th>Inactive</th>
</tr>
</thead>
</table>

### Interim Activity Strategy

Operate as public parking lots

### Phase of Development (acquisition, community process, predev, disposition, construction)

N/A

### Development Concept(s)

N/A

### Action Plan / Framework(s)

N/A

### URA / Community Goal(s)

N/A

### Major Consultant Contracts

N/A

### Major Milestone(s) & Deadline(s)

Month-to-month permit with the City of Portland Office of Management of Finance for hold over police office

### Project Budget

[See Fund 355 Budget](#)

### Project Manager

Thea Munchel

### Project Team Member(s) & Responsibility

Ember Breckenridge (Property Management), Wayne Shammel (Legal)

### Project Sponsor

Amy Edwards

### Developer

N/A

### Major External Stakeholder(s)

N/A

### Major Bureau Partner(s)

N/A

### Agency Approvals & Recommendations

<table>
<thead>
<tr>
<th>FIC Approval(s)</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Board/Council Approval(s) &amp; Recommendation(s)</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### Agreements

<table>
<thead>
<tr>
<th>LOI/MOU/DDA/PSA</th>
<th>N/A</th>
</tr>
</thead>
</table>

### Additional Notes

Project File Document Location
# Property Strategic Considerations

## Goals & Objectives

**Acquisition Date & Purpose**

- June 30, 2011 from Nelson Investment Company
  - Acquired to help realize community goals of a vibrant business district by leveraging the substantial size and location (Resolution 6872-May 11, 2011)

## Property Plan Objective

- Operating Asset / Sale

## 2015-2020 Strategic Plan Objective(s)

- Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland

## Financial Sustainability Plan Objective

- Program Related Investment - 2.5%

## Equity Objective(s)

- Interim: Supports business vitality and opportunities for employment of middle-wage jobs
- Development: N/A

# Property Information

## Property Characteristics

<table>
<thead>
<tr>
<th>Property Code¹</th>
<th>370-A00335</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Name(s)</td>
<td>Nelson Building</td>
</tr>
<tr>
<td>Project Name(s)</td>
<td>Nelson Building</td>
</tr>
<tr>
<td>Property Description</td>
<td>Multi-Tenant Industrial Warehouse</td>
</tr>
<tr>
<td>Address</td>
<td>8411 N Denver Avenue</td>
</tr>
<tr>
<td>RNumber(s)</td>
<td>R196219</td>
</tr>
<tr>
<td>Tax Lot Description(s)</td>
<td>KENTON, BLOCK 6, LOT 7-15, LOT 16 EXC PT IN STS, LOT 17 EXC PT IN ST, LOT 18-27, LAND &amp; IMPS SEE R653078</td>
</tr>
<tr>
<td>Lot Size</td>
<td>1.22 acres</td>
</tr>
<tr>
<td>Building SF</td>
<td>29,100 sq ft</td>
</tr>
</tbody>
</table>

## Neighborhood

| URA | Interstate |
| Neighborhood | Kenton |
| NMTC Census Tract | Census Tract 38.01 |
| Opportunity Zone | Yes |
| Zoning | CM2-Commercial Mixed Use 2; d-Design; m-Centers Main Street |

## Financial Baseline

| Book Value (2017) | $1,575,000 |
| Real Market Value (2017) | $3,038,600 |
| Appraised Value | April 18, 2011; $2,120,000; Integra |
### Financial Sustainability Plan Cash Flow

- $83,022 FY 19/20
- $712,574 Ten-year outlook including FY 19/20

### Due Diligence

<table>
<thead>
<tr>
<th>Item</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alta/As-Built</td>
<td>N/A</td>
</tr>
<tr>
<td>Title Report</td>
<td>N/A</td>
</tr>
<tr>
<td>Title Easements</td>
<td>N/A</td>
</tr>
<tr>
<td>Site Constraints</td>
<td>None</td>
</tr>
</tbody>
</table>

### Environmental Documents/Notes

- ESA Phase I: January 2011; ESA Phase II: March 2011; Hazardous Building: February 2011; Residual pockets of PCS on Willis and Argyle; Cleanup part of 2013 & 2018 Tenant Improvements (GASB 49 17/18)

### Development Goals & Objectives

#### Re-Development/Re-Use
- Active/Inactive: Inactive

#### Interim Activity Strategy
- Operate as industrial warehouse

#### Phase of Development (acquisition, community process, predev, disposition, construction)
- N/A

#### Development Concept(s)
- N/A

#### Action Plan / Framework(s)
- N/NE Community Development Initiative

#### URA / Community Goal(s)
- N/A

#### Major Consultant Contracts
- N/A

#### Major Milestone(s) & Deadline(s)
- Figure Plant lease expiration March 31, 2026 with Option of First Right to Offer and Option to Extend; Salvage Works lease expiration is March 31, 2026 with Option to Extend

#### Project Budget
- See Fund 370 Budget

#### Project Manager
- Joana Filgueiras

#### Project Team Member(s)
- Ember Breckenridge (Property Manager), Kim Moreland (Project Manager/Community Liaison)

#### Project Sponsor
- Amy Edwards

#### Developer
- N/A

#### Major External Stakeholder(s)
- N/A

#### Major Bureau Partner(s)
- N/A

### Agency Approvals & Recommendations

- FIC Approval(s): N/A
- Board/Council Approval(s) & Recommendation(s): N/A
- Agreements: LOI/MOU/DDA/PSA: N/A

### Additional Notes

- Project File Document Location: Property Plans Page 97

---

**Board Resolution - Approving Prosper Portland Real Estate Property Plans**

**September 11, 2019**

**Exhibit A**

**Page 99 of 145**
## Property Strategic Considerations

<table>
<thead>
<tr>
<th>Goals &amp; Objectives</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Acquisition Date &amp; Purpose</td>
<td>October 31, 1987 from Portland terminal Railroad Company • Acquired as part of the 12th Amendment of the Downtown Waterfront URA Plan, for redevelop 31-acres in the River District and DTW URAs (Resolution 3543-April 8, 1987)</td>
</tr>
<tr>
<td>Property Plan Objective</td>
<td>Development Site / Active</td>
</tr>
<tr>
<td>2015-2020 Strategic Plan Objective(s)</td>
<td>Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland (Outcome 1.1: Vibrant Communities &amp; Corridors)</td>
</tr>
<tr>
<td>Financial Sustainability Plan Objective</td>
<td>Program Related Investment - 2.5%</td>
</tr>
<tr>
<td>Equity Objective(s)</td>
<td>Interim: Increase equitable contracting of certified firms Development: Renovate local historic landmark in support of OTCT Action Plan</td>
</tr>
</tbody>
</table>

## Property Information

<table>
<thead>
<tr>
<th>Property Characteristics</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Code¹</td>
<td>330-A00293</td>
</tr>
<tr>
<td>Property Name(s)</td>
<td>Old Fire Station</td>
</tr>
<tr>
<td>Project Name(s)</td>
<td>Old Fire Station; Block A&amp;N</td>
</tr>
<tr>
<td>Property Description</td>
<td>Original firehouse</td>
</tr>
<tr>
<td>Address</td>
<td>510 NW 3rd Avenue</td>
</tr>
<tr>
<td>RNumber(s)</td>
<td><a href="#">R141452</a></td>
</tr>
<tr>
<td>Tax Lot Description(s)</td>
<td>COUCHS ADD; BLOCK A&amp;N TL 600</td>
</tr>
<tr>
<td>Lot Size</td>
<td>.77 acres (33,580 sq ft)</td>
</tr>
<tr>
<td>Building SF</td>
<td>6,692 sq ft</td>
</tr>
<tr>
<td>Neighborhood</td>
<td></td>
</tr>
<tr>
<td>URA</td>
<td>River District</td>
</tr>
<tr>
<td>Neighborhood</td>
<td>Old Town Community Association</td>
</tr>
<tr>
<td>NMTC Census Tract</td>
<td>Census Tract 51</td>
</tr>
<tr>
<td>Opportunity Zone</td>
<td>Yes-Severe Distress</td>
</tr>
<tr>
<td>Zoning</td>
<td>CX-Central Commercial; d-Design</td>
</tr>
<tr>
<td>Base FAR &amp; Height</td>
<td>4:1 / 225'</td>
</tr>
<tr>
<td>Financial Baseline</td>
<td></td>
</tr>
<tr>
<td>Book Value (2017)</td>
<td>$431,000</td>
</tr>
<tr>
<td>Real Market Value (2017)</td>
<td>$4,481,710</td>
</tr>
<tr>
<td>Appraised Value</td>
<td>September 4, 2013; $1,050,000; Integra</td>
</tr>
<tr>
<td>Financial Sustainability Plan Cash Flow</td>
<td>($233,235) FY 19/20</td>
</tr>
<tr>
<td>----------------------------------------</td>
<td>---------------------</td>
</tr>
<tr>
<td></td>
<td>($2,001,847) Ten-year outlook including FY 19/20</td>
</tr>
</tbody>
</table>

### Due Diligence

<table>
<thead>
<tr>
<th>Alta/As-Built</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Title Report</td>
<td>N/A</td>
</tr>
<tr>
<td>Title Easements</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### Site Constraints

Property is bounded by TriMet tracks to the west, the Steel Bridge approach ramp to the south, and freight and passenger train tracks to the west and north.

### Environmental Documents/Notes

- ESA Phase I: June 2006; ESA Phase II: February 2010; Hazardous Building: February 2010; VCP ICP ECSI #5830; RI/FS: November 2014; ROD: April 2015; UST Certification: December 2013; PTRR to reimburse 100% of hard and 75% of soft cost (GASB 49 17/18)

### Development Goals & Objectives

#### Re-Development/Re-Use

<table>
<thead>
<tr>
<th>Active/Inactive</th>
<th>Active</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Interim Activity Strategy</th>
<th>Manage &amp; maintain the property in a way that minimizes risks and holding costs, while maintaining it in a clean and respectable manner. Work in coordination and consultation with project management staff responsible for implementation of related development plans. Interim uses are for land only and would include short-term/one-time permits only, like community events, construction staging, and film uses.</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Phase of Development (acquisition, community process, predev, disposition, construction)</th>
<th>Predevelopment</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Development Concept(s)</th>
<th>6,700 sq ft creative office space or TriMet layover facility</th>
</tr>
</thead>
<tbody>
<tr>
<td>Action Plan / Framework(s)</td>
<td>Old Town Chinatown Action Plan</td>
</tr>
<tr>
<td>URA / Community Goal(s)</td>
<td>River District URA Plan</td>
</tr>
<tr>
<td>Major Consultant Contracts</td>
<td>Abassi Design Works - Arch; Swinerton - CMGC; Heritage Consulting - Historic Preservation; Novogradac - Historic Tax Credits</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Major Milestone(s) &amp; Deadline(s)</th>
<th>Consult with neighborhood and Historic Preservation around or pursue an alternative path by September 30, 2019; based on conversation either continue with development proceed down another path</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Rebuilding Center Permit is month-to-month</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project Budget</th>
<th>See Fund 330 Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Manager</td>
<td>Eric Jacobson</td>
</tr>
<tr>
<td>Project Team Member(s)</td>
<td>Ember Breckenridge (Property Management), Colin Polk (Environmental)</td>
</tr>
<tr>
<td>Project Sponsor</td>
<td>Amy Edwards</td>
</tr>
<tr>
<td>Developer</td>
<td>Lift Development</td>
</tr>
<tr>
<td>Major External Stakeholder(s)</td>
<td>OTCT Community Association; Restore Oregon</td>
</tr>
<tr>
<td>Major Bureau Partner(s)</td>
<td>Mayor's Office; PBOT</td>
</tr>
<tr>
<td>-------------------------</td>
<td>----------------------</td>
</tr>
<tr>
<td><strong>Agency Approvals &amp; Recommendations</strong></td>
<td></td>
</tr>
<tr>
<td>FIC Approval(s)</td>
<td>October 2019</td>
</tr>
<tr>
<td>Board/Council Approval(s) &amp; Recommendation(s)</td>
<td>December 2019</td>
</tr>
<tr>
<td><strong>Agreements</strong></td>
<td></td>
</tr>
<tr>
<td>LOI/MOU/DDA/PSA</td>
<td>LOI</td>
</tr>
<tr>
<td><strong>Additional Notes</strong></td>
<td></td>
</tr>
<tr>
<td>Project File Document Location</td>
<td>S:\Projects\CC-URAs\RD\Projects\Block A\N (Old Fire Station)</td>
</tr>
</tbody>
</table>
### Property Strategic Considerations

<table>
<thead>
<tr>
<th>Goals &amp; Objectives</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Acquisition Date &amp; Purpose</td>
<td>October 26, 2010 from Old Town Lofts, LLC as a Deed in Lieu of Foreclosure</td>
</tr>
<tr>
<td></td>
<td>• Acquired to exert control of its secured loans in excess of $1.8M and take full control of the property to satisfy the outstanding loans</td>
</tr>
<tr>
<td>Property Plan Objective</td>
<td>Operating Asset / Sale</td>
</tr>
<tr>
<td>2015-2020 Strategic Plan Goal(s)</td>
<td>Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland</td>
</tr>
<tr>
<td>Financial Sustainability Plan Objective</td>
<td>Program Related Investment - 2.5%</td>
</tr>
<tr>
<td>Equity Objective(s)</td>
<td>Interim: To transfer ownership to business of color that will maintain the cultural integrity of the neighborhood</td>
</tr>
<tr>
<td></td>
<td>Development: Support permanent location for Nikkei Endowment within Old Town Chinatown</td>
</tr>
</tbody>
</table>

### Property Information

<table>
<thead>
<tr>
<th>Property Characteristics</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Code¹</td>
<td>320-A00258</td>
</tr>
<tr>
<td>Property Name(s)</td>
<td>Old Town Lofts Commercial Space</td>
</tr>
<tr>
<td>Project Name(s)</td>
<td>Old Town Lofts Commercial</td>
</tr>
<tr>
<td>Property Description</td>
<td>Ground floor commercial space</td>
</tr>
<tr>
<td>Address</td>
<td>411 NW Flanders St, Ste 100</td>
</tr>
<tr>
<td>RNumber(s)</td>
<td>R517697</td>
</tr>
<tr>
<td>Tax Lot Description(s)</td>
<td>OLD TOWN LOFTS CONDOMINIUMS, LOT 100</td>
</tr>
<tr>
<td>Lot Size</td>
<td>N/A</td>
</tr>
<tr>
<td>Building SF</td>
<td>4,130 sq ft</td>
</tr>
<tr>
<td>Neighborhood</td>
<td></td>
</tr>
<tr>
<td>URA</td>
<td>Downtown Waterfront</td>
</tr>
<tr>
<td>Neighborhood</td>
<td>Old Town Community Association</td>
</tr>
<tr>
<td>NMTC Census Tract</td>
<td>Census Tract 51</td>
</tr>
<tr>
<td>Opportunity Zone</td>
<td>Yes, Severe Distress</td>
</tr>
<tr>
<td>Zoning</td>
<td>CX-Central Commercial; d-Design</td>
</tr>
<tr>
<td>Base FAR &amp; Height</td>
<td>9:1 / 200'</td>
</tr>
</tbody>
</table>

### Financial Baseline

<table>
<thead>
<tr>
<th>Financial Baseline</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Book Value (2017)</td>
<td>$800,000</td>
</tr>
<tr>
<td>Real Market Value (2017)</td>
<td>$1,331,510</td>
</tr>
<tr>
<td>Appraised Value</td>
<td>July 7, 2013; $756,000; Romanaggi Valuation</td>
</tr>
</tbody>
</table>
## Due Diligence

<table>
<thead>
<tr>
<th>Description</th>
<th>Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alta/As-Built</td>
<td>N/A</td>
</tr>
<tr>
<td>Title Report</td>
<td>N/A</td>
</tr>
<tr>
<td>Title Easements</td>
<td>N/A</td>
</tr>
<tr>
<td>Site Constraints</td>
<td>Space is under the restrictions of the HOA</td>
</tr>
<tr>
<td>Environmental Documents/Notes</td>
<td>Not listed (GASB 49 17/18)</td>
</tr>
</tbody>
</table>

## Development Goals & Objectives

### Re-Development/Re-Use

<table>
<thead>
<tr>
<th>Description</th>
<th>Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Active/Inactive</td>
<td>Active</td>
</tr>
<tr>
<td>Interim Activity Strategy</td>
<td>Lease for small business incubator</td>
</tr>
<tr>
<td>Phase of Development</td>
<td>Disposition</td>
</tr>
<tr>
<td>Development Concept(s)</td>
<td>Nikkei Japanese History Museum</td>
</tr>
<tr>
<td>Action Plan / Framework(s)</td>
<td>Old Town Chinatown Action Plan</td>
</tr>
<tr>
<td>URA / Community Goal(s)</td>
<td>Maintain historical and cultural institutions</td>
</tr>
<tr>
<td>Major Consultant Contracts</td>
<td>N/A</td>
</tr>
<tr>
<td>Major Milestone(s) &amp; Deadline(s)</td>
<td>PSA Approval by Board in August 2019 for land sale contract; Complete Summer 2020</td>
</tr>
<tr>
<td>Project Budget</td>
<td>See Fund 320 Budget</td>
</tr>
<tr>
<td>Project Manager</td>
<td>Bernie Kerosky</td>
</tr>
<tr>
<td>Project Team Member(s) &amp; Responsibility</td>
<td>Ember Breckenridge (Property Management), John Wasserman (Legal)</td>
</tr>
<tr>
<td>Project Sponsor</td>
<td>Amy Edwards</td>
</tr>
<tr>
<td>Developer</td>
<td>Nikkei</td>
</tr>
<tr>
<td>Major External Stakeholder(s)</td>
<td>Old Town Chinatown Community Association</td>
</tr>
<tr>
<td>Major Bureau Partner(s)</td>
<td>None</td>
</tr>
</tbody>
</table>

### Agency Approvals & Recommendations

<table>
<thead>
<tr>
<th>Description</th>
<th>Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>FIC Approval(s)</td>
<td>June 28, 2018; End of March 2019 Terms and Conditions</td>
</tr>
<tr>
<td>Board/Council Approval(s) &amp; Recommendation(s)</td>
<td>End of June 2019</td>
</tr>
</tbody>
</table>

### Additional Notes

<table>
<thead>
<tr>
<th>Description</th>
<th>Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project File Document Location</td>
<td>S:\Projects\CC-URAs\DTWF\Projects\4th &amp; Flanders Office Condo</td>
</tr>
</tbody>
</table>
### Property Strategic Considerations

**Goals & Objectives**

| Acquisition Date & Purpose | October 26, 2010 from Old Town Lofts, LLC as a Deed in Lieu of Foreclosure  
|                           | • Acquired to exert control of its secured loans in excess of $1.8M and take full control of the property to satisfy the outstanding loans |

**Property Plan Objective**

Operating Asset / Hold

**2015-2020 Strategic Plan Goal(s)**

Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland

**Financial Sustainability Plan Objective**

Program Related Investment - 2.5%

**Equity Objective(s)**

Interim: Revenue supports Old Town Chinatown Action Plan  
Development: N/A

### Property Information

**Property Characteristics**

<table>
<thead>
<tr>
<th>Property Code¹</th>
<th>320-A00259</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Name(s)</td>
<td>Old Town Lofts Parking Units</td>
</tr>
<tr>
<td>Project Name(s)</td>
<td>Old Town Lofts Parking</td>
</tr>
<tr>
<td>Property Description</td>
<td>5 single vehicle parking spaces in the Old Town Lofts Condominiums</td>
</tr>
<tr>
<td>Address</td>
<td>411 NW Flanders St</td>
</tr>
<tr>
<td>RNumber(s)</td>
<td>[R517800; R517802; R517806; R517807; R517816]</td>
</tr>
<tr>
<td>Tax Lot Description(s)</td>
<td>OLD TOWN LOFTS CONDOMINIUM, LOT PXX, PARKING UNIT</td>
</tr>
<tr>
<td>Lot Size</td>
<td>177 sq ft; 187 sq ft; 115 sq ft; 126 sq ft; 241 sq ft</td>
</tr>
<tr>
<td>Building SF</td>
<td>0 sq ft</td>
</tr>
</tbody>
</table>

**Neighborhood**

| URA | Downtown Waterfront |
| Neighborhood | Old Town Community Association |
| NMTC Census Tract | Census Tract 51 |
| Opportunity Zone | Yes, Severe Distress |
| Zoning | CX-Central Commercial; d-Design |
| Base FAR & Height | 9:1 / 200' |

**Financial Baseline**

| Book Value (2017) | $140,000 (Combined) |
| Real Market Value (2017) | $15,940 (per space) |
| Appraised Value | April 20, 2012; $15,500; Romanaggi (per space) |
| Financial Sustainability Plan Cash Flow | $5,388 FY 19/20  
$46,247 Ten-year outlook including FY 19/20 |
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Due Diligence</td>
<td></td>
</tr>
<tr>
<td>Alta/As-Built</td>
<td>N/A</td>
</tr>
<tr>
<td>Title Report</td>
<td>N/A</td>
</tr>
<tr>
<td>Title Easements</td>
<td>N/A</td>
</tr>
<tr>
<td>Site Constraints</td>
<td>Spaces are under the restrictions of the HOA</td>
</tr>
<tr>
<td>Environmental Documents/Notes</td>
<td>Not listed (GASB 49 17/18)</td>
</tr>
<tr>
<td><strong>Development Goals &amp; Objectives</strong></td>
<td></td>
</tr>
<tr>
<td>Re-Development/Re-Use</td>
<td></td>
</tr>
<tr>
<td>Active/Inactive</td>
<td>Inactive</td>
</tr>
<tr>
<td>Interim Activity Strategy</td>
<td>Operate as residential parking units</td>
</tr>
<tr>
<td>Phase of Development (acquisition, community process, predev, disposition, construction)</td>
<td>N/A</td>
</tr>
<tr>
<td>Development Concept(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Action Plan / Framework(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>URA / Community Goal(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Major Consultant Contracts</td>
<td>N/A</td>
</tr>
<tr>
<td>Major Milestone(s) &amp; Deadline(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Project Budget</td>
<td>See Fund 320 Budget</td>
</tr>
<tr>
<td>Project Manager</td>
<td>Ember Breckenridge</td>
</tr>
<tr>
<td>Project Team Member(s) &amp; Responsibility</td>
<td>John Wasserman (Legal), Bernie Kerosky (Project Manager/Community Liaison)</td>
</tr>
<tr>
<td>Project Sponsor</td>
<td>N/A</td>
</tr>
<tr>
<td>Developer</td>
<td>N/A</td>
</tr>
<tr>
<td>Major External Stakeholder(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Major Bureau Partner(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Agency Approvals &amp; Recommendations</td>
<td></td>
</tr>
<tr>
<td>FIC Approval(s)</td>
<td>October 31, 2012</td>
</tr>
<tr>
<td>Board/Council Approval(s) &amp; Recommendation(s)</td>
<td>Authorizing the disposition of 20 parking units located at the Old Town Lofts Condominiums (Resolution 6986-December 12, 2012)</td>
</tr>
<tr>
<td>Agreements</td>
<td></td>
</tr>
<tr>
<td>LOI/MOU/DDA/PSA</td>
<td>Purchase &amp; Sale Agreements for individual sales</td>
</tr>
<tr>
<td>Additional Notes</td>
<td></td>
</tr>
<tr>
<td>Project File Document Location</td>
<td></td>
</tr>
</tbody>
</table>
## Property Strategic Considerations

<table>
<thead>
<tr>
<th>Goals &amp; Objectives</th>
<th></th>
</tr>
</thead>
</table>
| Acquisition Date & Purpose | January 29, 2014 from GSA  
  • Acquired to facilitate the rehabilitation of a historic building and by providing long-term stability, credibility, and activity to the River District URA (Resolution 7032- |
| Property Plan Objective | Operating Site / Hold |
| 2015-2020 Strategic Plan Objective(s) | Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland (Outcome 1.3: Regional Assets) |
| Financial Sustainability Plan Objective | Program Related Investment - 2.5% |
| Equity Objective(s) | Interim: Private, non-profit art and design school with more than 50 scholarship opportunities for students and 100's of free public programs, lectures, performances and exhibitions each year.  
  Development: N/A |

## Property Information

<table>
<thead>
<tr>
<th>Property Characteristics</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Code¹</td>
<td>330-A00282</td>
</tr>
<tr>
<td>Property Name(s)</td>
<td>PNCA</td>
</tr>
<tr>
<td>Project Name(s)</td>
<td>PNCA</td>
</tr>
<tr>
<td>Property Description</td>
<td>Pacific Northwest College of Arts Building</td>
</tr>
<tr>
<td>Address</td>
<td>511 NW Broadway</td>
</tr>
<tr>
<td>RNumber(s)</td>
<td>R141464</td>
</tr>
<tr>
<td>Tax Lot Description(s)</td>
<td>COUCHS ADD, BLOCK S TL 7800</td>
</tr>
<tr>
<td>Lot Size</td>
<td>.93 acres (40,400 sq ft)</td>
</tr>
<tr>
<td>Building SF</td>
<td>122,576 sq ft</td>
</tr>
<tr>
<td>Neighborhood</td>
<td></td>
</tr>
<tr>
<td>URA</td>
<td>River District</td>
</tr>
<tr>
<td>Neighborhood</td>
<td>Pearl District</td>
</tr>
<tr>
<td>NMTC Census Tract</td>
<td>Census Tract 51</td>
</tr>
<tr>
<td>Opportunity Zone</td>
<td>Yes-Severe Distress</td>
</tr>
<tr>
<td>Zoning</td>
<td>CX-Central Commercial; d-Design</td>
</tr>
<tr>
<td>Base FAR &amp; Height</td>
<td>6:1 / 175'</td>
</tr>
<tr>
<td>Financial Baseline</td>
<td></td>
</tr>
<tr>
<td>Book Value (2017)</td>
<td>$5,800,000</td>
</tr>
<tr>
<td>Real Market Value (2017)</td>
<td>$42,520,540</td>
</tr>
<tr>
<td>Appraised Value</td>
<td>December 10, 2013; $5,800,000; Integra</td>
</tr>
<tr>
<td>Financial Sustainability Plan Cash Flow</td>
<td>$0 FY 19/20 $0 Ten-year outlook including FY 19/20</td>
</tr>
<tr>
<td>--------------------------------------------------</td>
<td>---------------------------------------------------</td>
</tr>
<tr>
<td><strong>Due Diligence</strong></td>
<td></td>
</tr>
<tr>
<td>Alta/As-Built</td>
<td>N/A</td>
</tr>
<tr>
<td>Title Report</td>
<td>N/A</td>
</tr>
<tr>
<td>Title Easements</td>
<td>N/A</td>
</tr>
<tr>
<td>Site Constraints</td>
<td>None</td>
</tr>
<tr>
<td>Environmental Documents/Notes</td>
<td>ESA Phase I: January 2014; ESA Phase II: July 2012; Hazardous Building: May 2012; 25k-g HOT for PNCA building on Portland Parks prop to the west (GASB 49 17/18)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Development Goals &amp; Objectives</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Re-Development/Re-Use</strong></td>
<td></td>
</tr>
<tr>
<td>Active/Inactive</td>
<td>Inactive</td>
</tr>
<tr>
<td>Interim Activity Strategy</td>
<td>Lease for school use, operated and maintained by Pacific NW College of Arts</td>
</tr>
<tr>
<td>Phase of Development (acquisition, community process, predev, disposition, construction)</td>
<td>N/A</td>
</tr>
<tr>
<td>Development Concept(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Action Plan /Framework(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>URA / Community Goal(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Major Consultant Contracts</td>
<td>N/A</td>
</tr>
<tr>
<td>Major Milestone(s) &amp; Deadline(s)</td>
<td>Building lease with PNCA expires May 23, 2113</td>
</tr>
<tr>
<td>Project Budget</td>
<td>See Fund 330 Budget</td>
</tr>
<tr>
<td>Project Manager</td>
<td>Ember Breckenridge</td>
</tr>
<tr>
<td>Project Team Member(s)</td>
<td>Shelly Haack (Project Manager/FAR)</td>
</tr>
<tr>
<td>Project Sponsor</td>
<td>Amy Edwards</td>
</tr>
<tr>
<td>Developer</td>
<td>N/A</td>
</tr>
<tr>
<td>Major External Stakeholder(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Major Bureau Partner(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Agency Approvals &amp; Recommendations</td>
<td></td>
</tr>
<tr>
<td>FIC Approval(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Board/Council Approval(s) &amp; Recommendation(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Agreements</td>
<td></td>
</tr>
<tr>
<td>LOI/MOU/DDA/PSA</td>
<td>N/A</td>
</tr>
<tr>
<td>Additional Notes</td>
<td></td>
</tr>
<tr>
<td>Project File Document Location</td>
<td></td>
</tr>
</tbody>
</table>
### Property Strategic Considerations

<table>
<thead>
<tr>
<th>Goals &amp; Objectives</th>
<th></th>
</tr>
</thead>
</table>
| Acquisition Date & Purpose | April 29, 2011 from Albina Bank as a Deed in Lieu of Foreclosure  
Acquired as a strategic site for future redevelopment of the Lents URA (Resolution 6864-April 13, 2011) |
| Property Plan Objective | Operating Asset / Hold |
| 2015-2020 Strategic Plan Objective(s) | Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland (Outcome 1.1: Vibrant Communities & Corridors) (Outcome 1.3: Regional Assets)  
Objective 3: Foster Wealth Creation within Communities of Color and Low-Income Communities (Outcome 3.2 Business Growth) |
| Financial Sustainability Plan Objective | Program Related Investment - 2.5% |
| Equity Objective(s) | Interim: An incubator model and economic development initiative of Portland non-profit Hacienda CDC, provides affordable retail space for businesses to launch and grow, and is a hub for Latino culture in Portland  
Development: N/A |

### Property Information

<table>
<thead>
<tr>
<th>Property Characteristics</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Code¹</td>
<td>360-A00329</td>
</tr>
<tr>
<td>Property Name(s)</td>
<td>Metro Auto East</td>
</tr>
<tr>
<td>Project Name(s)</td>
<td>Portland Mercado</td>
</tr>
<tr>
<td>Property Description</td>
<td>Food plaza</td>
</tr>
<tr>
<td>Address</td>
<td>7238 SE Foster Road</td>
</tr>
<tr>
<td>RNumber(s)</td>
<td>R106321</td>
</tr>
<tr>
<td>Tax Lot Description(s)</td>
<td>ANNA MARIE PK, INC PT VAC ALLEY LOT 7-10&amp;29 EXC PT IN ST, LOT 6&amp;30 EXC PT IN ST, INC PT VAC ALLEY LOT 31</td>
</tr>
<tr>
<td>Lot Size</td>
<td>.88 acres (38,347 sq ft)</td>
</tr>
<tr>
<td>Building SF</td>
<td>6,908 sq ft</td>
</tr>
<tr>
<td>Neighborhood</td>
<td></td>
</tr>
<tr>
<td>URA</td>
<td>Lents Town Center</td>
</tr>
<tr>
<td>Neighborhood</td>
<td>Lents</td>
</tr>
<tr>
<td>NMTC Census Tract</td>
<td>Census Tract 5.02</td>
</tr>
<tr>
<td>Opportunity Zone</td>
<td>Yes</td>
</tr>
<tr>
<td>Zoning</td>
<td>CM2-Commercial Mixed Use 2</td>
</tr>
<tr>
<td>Base FAR &amp; Height</td>
<td>N/A</td>
</tr>
<tr>
<td>Financial Baseline</td>
<td></td>
</tr>
<tr>
<td><strong>Book Value (2017)</strong></td>
<td>$1,247,000</td>
</tr>
<tr>
<td>-----------------------</td>
<td>------------</td>
</tr>
<tr>
<td><strong>Real Market Value (2017)</strong></td>
<td>$2,770,100</td>
</tr>
<tr>
<td><strong>Appraised Value</strong></td>
<td>February 14, 2013; $750,000; Colliers</td>
</tr>
</tbody>
</table>
| **Financial Sustainability Plan Cash Flow** | $0 FY 19/20  
$0 Ten-year outlook including FY 19/20 |

**Due Diligence**

<table>
<thead>
<tr>
<th><strong>Alta/As-Built</strong></th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Title Report</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Title Easements</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Site Constraints</strong></td>
<td>None</td>
</tr>
<tr>
<td><strong>Environmental Documents/Notes</strong></td>
<td>ESA Phase 1: December 2010; ESA Phase II: March 2011; Hazardous Building: December 2012; Geophysical anomaly possible, covered UIC, hazardous building to be abated by redevelopment or demolition (GASB 49 17/18)</td>
</tr>
</tbody>
</table>

**Development Goals & Objectives**

<table>
<thead>
<tr>
<th><strong>Re-Development/Re-Use</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Active/Inactive</strong></td>
</tr>
<tr>
<td><strong>Interim Activity Strategy</strong></td>
</tr>
<tr>
<td><strong>Phase of Development (acquisition, community process, predev, disposition, construction)</strong></td>
</tr>
<tr>
<td><strong>Development Concept(s)</strong></td>
</tr>
<tr>
<td><strong>Action Plan / Framework(s)</strong></td>
</tr>
<tr>
<td><strong>URA / Community Goal(s)</strong></td>
</tr>
<tr>
<td><strong>Major Consultant Contracts</strong></td>
</tr>
<tr>
<td><strong>Major Milestone(s) &amp; Deadline(s)</strong></td>
</tr>
</tbody>
</table>

**Project Budget**

[See Fund 360 Budget](#)

**Project Manager**  
Alison Wicks

**Project Team Member(s)**  
Ember Breckenridge (Property Management)

**Project Sponsor**  
Amy Edwards

**Developer**  
N/A

**Major External Stakeholder(s)**  
N/A

**Major Bureau Partner(s)**  
N/A

**Agency Approvals & Recommendations**

<table>
<thead>
<tr>
<th><strong>FIC Approval(s)</strong></th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Board/Council Approval(s) &amp; Recommendation(s)</strong></td>
<td>N/A</td>
</tr>
</tbody>
</table>

**Agreements**

| **LOI/MOU/DDA/PSA** | N/A |

**Additional Notes**

[Property Plans Page 108](#)
## Property Strategic Considerations

### Goals & Objectives

**Acquisition Date & Purpose**

June 28, 2012 from RiverPlace Parking Association
- Acquired as part of a Collateral, Surrender, Settlement, and Release Agreement (June 29, 2012)

**Property Plan Objective**

Operating Asset / Hold

**2015-2020 Strategic Plan Objective(s)**

Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland

**Financial Sustainability Plan Objective**

Program Related Investment - 2.5%

**Equity Objective(s)**

Interim: Public parking open to all Portlanders; equitable contracting opportunities with City Center Parking's subcontractors.

Development: N/A

## Property Information

### Property Characteristics

<table>
<thead>
<tr>
<th>Property Code¹</th>
<th>325-A00273</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Name(s)</td>
<td>Riverplace Garage</td>
</tr>
<tr>
<td>Project Name(s)</td>
<td>Riverplace Parking Garage</td>
</tr>
<tr>
<td>Property Description</td>
<td>100 space public parking garage</td>
</tr>
<tr>
<td>Address</td>
<td>1852 SW River Drive</td>
</tr>
<tr>
<td>RNumber(s)</td>
<td>R592497</td>
</tr>
<tr>
<td>Tax Lot Description(s)</td>
<td>STRAND CONDOMINIUMS, LOT B1, PARKING UNIT</td>
</tr>
<tr>
<td>Lot Size</td>
<td>N/A</td>
</tr>
<tr>
<td>Building SF</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### Neighborhood

| URA | North Macadam |
| Neighborhood | Portland Downtown |
| NMTC Census Tract | Census Tract 57 |
| Opportunity Zone | N/A |
| Zoning | CX-Central Commercial; d-Design; e-River Environmental; g-River General |

### Financial Baseline

| Book Value (2017) | $4,175,000 |
| Real Market Value (2017) | $6,615,360 |
| Appraised Value | N/A |
Financial Sustainability Plan Cash Flow

$282,728 FY 19/20
$2,426,643 Ten-year outlook including FY 19/20

### Due Diligence

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alta/As-Built</td>
<td>N/A</td>
</tr>
<tr>
<td>Title Report</td>
<td>N/A</td>
</tr>
<tr>
<td>Title Easements</td>
<td>N/A</td>
</tr>
<tr>
<td>Site Constraints</td>
<td>In the basement of the Stand Condominiums and under the restrictions of the HOA</td>
</tr>
</tbody>
</table>

### Environmental Documents/Notes


### Development Goals & Objectives

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Re-Development/Re-Use</td>
<td></td>
</tr>
<tr>
<td>Active/Inactive</td>
<td>Inactive</td>
</tr>
<tr>
<td>Interim Activity Strategy</td>
<td>Operate as public parking garage</td>
</tr>
<tr>
<td>Phase of Development</td>
<td>N/A</td>
</tr>
<tr>
<td>Development Concept(s)</td>
<td>Maintain as parking garage</td>
</tr>
<tr>
<td>Action Plan / Framework(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>URA / Community Goal(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Major Consultant Contracts</td>
<td>N/A</td>
</tr>
<tr>
<td>Major Milestone(s) &amp; Deadline(s)</td>
<td>City Center Parking Operations Agreement expires June 30, 2020 with an option of 3 additional years</td>
</tr>
<tr>
<td>Project Budget</td>
<td>See Fund 325 Budget</td>
</tr>
<tr>
<td>Project Manager</td>
<td>N/A</td>
</tr>
<tr>
<td>Project Team Member(s)</td>
<td>Ember Breckenridge (Property Management)</td>
</tr>
<tr>
<td>Project Sponsor</td>
<td>Amy Edwards</td>
</tr>
<tr>
<td>Developer</td>
<td>N/A</td>
</tr>
<tr>
<td>Major External Stakeholder(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Major Bureau Partner(s)</td>
<td>N/A</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agency Approvals &amp; Recommendations</td>
<td></td>
</tr>
<tr>
<td>FIC Approval(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Board/Council Approval(s) &amp; Recommendation(s)</td>
<td>N/A</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agreements</td>
<td></td>
</tr>
<tr>
<td>LOI/MOU/DDA/PSA</td>
<td>N/A</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Additional Notes</td>
<td></td>
</tr>
<tr>
<td>Project File Document Location</td>
<td>Property Plans Page 111</td>
</tr>
</tbody>
</table>
## Property Strategic Considerations

**Goals & Objectives**

**Acquisition Date & Purpose**

June 30, 2011 from Nelson Investment Company

- Acquired to help realize community goals of a vibrant business district by leveraging the substantial size and location (Resolution 6872-May 11, 2011)

**Property Plan Objective**

Operating Asset / Hold

**2015-2020 Strategic Plan Objective(s)**

Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland

**Financial Sustainability Plan Objective**

Program Related Investment - 2.5%

**Equity Objective(s)**

Interim: Supports business vitality and opportunities for employment of middle-wage jobs

Development: N/A

## Property Information

**Property Characteristics**

<table>
<thead>
<tr>
<th>Property Code¹</th>
<th>370-A00336</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Name(s)</td>
<td>Spar-Tek Building</td>
</tr>
<tr>
<td>Project Name(s)</td>
<td>Spar-Tek Building</td>
</tr>
<tr>
<td>Property Description</td>
<td>Industrial Manufacturing Building</td>
</tr>
<tr>
<td>Address</td>
<td>2221 N Argyle Street</td>
</tr>
<tr>
<td>RNumber(s)</td>
<td>R224791</td>
</tr>
<tr>
<td>Tax Lot Description(s)</td>
<td>NATIONAL ADD, BLOCK 1&amp;2 TL 900, LAND &amp; IMPS SEE R653077</td>
</tr>
<tr>
<td>Lot Size</td>
<td>1.37 acres</td>
</tr>
<tr>
<td>Building SF</td>
<td>29,250 sq ft</td>
</tr>
</tbody>
</table>

**Neighborhood**

<table>
<thead>
<tr>
<th>URA</th>
<th>Interstate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighborhood</td>
<td>Kenton</td>
</tr>
<tr>
<td>NMTC Census Tract</td>
<td>Census Tract 38.01</td>
</tr>
<tr>
<td>Opportunity Zone</td>
<td>Yes</td>
</tr>
<tr>
<td>Zoning</td>
<td>R1-Residential 1,000; d-Design</td>
</tr>
<tr>
<td>Base FAR &amp; Height</td>
<td>Base Zone</td>
</tr>
</tbody>
</table>

**Financial Baseline**

<table>
<thead>
<tr>
<th>Book Value (2017)</th>
<th>$1,431,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Real Market Value (2017)</td>
<td>$2,060,130</td>
</tr>
<tr>
<td>Appraised Value</td>
<td>April 17, 2011; $1,920,000; Integra</td>
</tr>
<tr>
<td>Financial Sustainability Plan Cash Flow</td>
<td>$52,046 FY 19/20</td>
</tr>
</tbody>
</table>
## Due Diligence

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alta/As-Built</td>
<td>N/A</td>
</tr>
<tr>
<td>Title Report</td>
<td>N/A</td>
</tr>
<tr>
<td>Title Easements</td>
<td>N/A</td>
</tr>
<tr>
<td>Site Constraints</td>
<td>None</td>
</tr>
<tr>
<td>Environmental Documents/Notes</td>
<td>ESA Phase I: January 2011; ESA Phase II: March 2011; Hazardous Building: February 2011; Residual pockets of PCS; Cleanup part of future development (GASB 49 17/18)</td>
</tr>
</tbody>
</table>

## Development Goals & Objectives

### Re-Development/Re-Use

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Active/Inactive</td>
<td>Inactive</td>
</tr>
<tr>
<td>Interim Activity Strategy</td>
<td>Lease to industrial business</td>
</tr>
<tr>
<td>Phase of Development (acquisition, community process, predev, disposition, construction)</td>
<td>N/A</td>
</tr>
<tr>
<td>Development Concept(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Action Plan / Framework(s)</td>
<td>N/NE Community Development Initiative</td>
</tr>
<tr>
<td>URA / Community Goal(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Major Consultant Contracts</td>
<td>N/A</td>
</tr>
<tr>
<td>Major Milestone(s) &amp; Deadline(s)</td>
<td>Lease with Spar-Tek expires November 30, 2023</td>
</tr>
<tr>
<td>Project Budget</td>
<td>See Fund 370 Budget</td>
</tr>
<tr>
<td>Project Manager</td>
<td>Kim Moreland</td>
</tr>
<tr>
<td>Project Team Member(s) &amp; Responsibility</td>
<td>Ember Breckenridge (Property Management), John Cardenas (Community Liaison)</td>
</tr>
<tr>
<td>Project Sponsor</td>
<td>Amy Edwards</td>
</tr>
<tr>
<td>Developer</td>
<td>N/A</td>
</tr>
<tr>
<td>Major External Stakeholder(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Major Bureau Partner(s)</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### Agency Approvals & Recommendations

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>FIC Approval(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Board/Council Approval(s) &amp; Recommendation(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Agreements</td>
<td></td>
</tr>
<tr>
<td>LOI/MOU/DDA/PSA</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### Additional Notes

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>$446,709 Ten-year outlook including FY 19/20</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
## Property Strategic Considerations

<table>
<thead>
<tr>
<th>Goals &amp; Objectives</th>
</tr>
</thead>
</table>
| **Acquisition Date & Purpose** | October 31, 1987 from Portland Terminal Railroad Company  
• Acquired as part of the 12th Amendment of the Downtown Waterfront URA Plan, for redevelop 31-acres in the River District and DTW URAs (Resolution 3543-April 8, 1987) |
| **Property Plan Objective** | Operating Site / Hold |
| **2015-2020 Strategic Plan Objective(s)** | Objective 5: Operate an Equitable, Innovative & Financially Sustainable Agency (Outcome 5.3: Financial Sustainability & Stewardship) |
| **Financial Sustainability Plan Objective** | Program Related Investment - 2.5% |
| **Equity Objective(s)** | Interim: Public parking open to all Portlanders; equitable contracting opportunities with City Center Parking's subcontractors.  
Development: N/A |

## Property Information

<table>
<thead>
<tr>
<th>Property Characteristics</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Property Code¹</strong></td>
</tr>
<tr>
<td><strong>Property Name(s)</strong></td>
</tr>
<tr>
<td><strong>Project Name(s)</strong></td>
</tr>
<tr>
<td><strong>Property Description</strong></td>
</tr>
<tr>
<td><strong>Address</strong></td>
</tr>
<tr>
<td><strong>RNumber(s)</strong></td>
</tr>
<tr>
<td><strong>Tax Lot Description(s)</strong></td>
</tr>
<tr>
<td><strong>Lot Size</strong></td>
</tr>
<tr>
<td><strong>Building SF</strong></td>
</tr>
<tr>
<td><strong>Neighborhood</strong></td>
</tr>
<tr>
<td><strong>URA</strong></td>
</tr>
<tr>
<td><strong>Neighborhood</strong></td>
</tr>
<tr>
<td><strong>NMTC Census Tract</strong></td>
</tr>
<tr>
<td><strong>Opportunity Zone</strong></td>
</tr>
<tr>
<td><strong>Zoning</strong></td>
</tr>
<tr>
<td><strong>Base FAR &amp; Height</strong></td>
</tr>
<tr>
<td><strong>Financial Baseline</strong></td>
</tr>
<tr>
<td><strong>Book Value (2017)</strong></td>
</tr>
<tr>
<td><strong>Real Market Value (2017)</strong></td>
</tr>
</tbody>
</table>
### Appraised Value

N/A

### Financial Sustainability Plan Cash Flow

- $671,605 FY 19/20
- $5,764,367 Ten-year outlook including FY 19/20

### Due Diligence

- **Alta/As-Built**: N/A
- **Title Report**: N/A
- **Title Easements**: N/A
- **Site Constraints**: None

### Environmental Documents/Notes


### Development Goals & Objectives

#### Re-Development/Re-Use

- **Active/Inactive**: Inactive

#### Interim Activity Strategy

- Operate as a public parking garage

#### Phase of Development (acquisition, community process, predev, disposition, construction)

N/A

#### Development Concept(s)

N/A

#### Action Plan / Framework(s)

N/A

#### URA / Community Goal(s)

N/A

#### Major Consultant Contracts

N/A

#### Major Milestone(s) & Deadline(s)

- City Center Parking Operations Agreement expires June 30, 2020 with an option of 3 additional years
- Budget investment of $175,000 in FY 19/20 for updated parking equipment

### Project Budget

- See Fund 330 Budget

### Project Manager

Ember Breckenridge

### Project Team Member(s)

N/A

### Project Sponsor

Amy Edwards

### Developer

N/A

### Major External Stakeholder(s)

N/A

### Major Bureau Partner(s)

N/A

### Agency Approvals & Recommendations

#### FIC Approval(s)

N/A

#### Board/Council Approval(s) & Recommendation(s)

N/A

### Agreements

- LOI/MOU/DDA/PSA
  - N/A

### Additional Notes

Property Plans Page 115
### Property Strategic Considerations

#### Goals & Objectives

**Acquisition Date & Purpose**
- Not Owned - 99 Year Master parking Lease with TriMet
- The garage was built as part of a DDA with TriMet, the Oregon Clinic and Prosper Portland to develop the Oregon Clinic Building and the TriMet Parking Garage, master lease the parking from TriMet and then Sublease it to the Oregon Clinic which was necessary to serve the new medical office building (Resolution 6212-December 9, 2004)

**Property Plan Objective**
- Operating Asset / Hold

**2015-2020 Strategic Plan Objective(s)**
- Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland (Outcome 1.2: Connected Innovation and Jobs Centers)
- Objective 2: Access to High Quality Employment for Portland Residents (Outcome 2.3: Access to Career-Path Employment)

**Financial Sustainability Plan Objective**
- Program Related Investment - 2.5%

**Equity Objective(s)**
- Interim: TriMet serves all Portlanders with free transit parking; The Oregon Parking level serves as parking for their employees who serve all Portlanders
- Development: N/A

### Property Information

#### Property Characteristics

<table>
<thead>
<tr>
<th>Property Code¹</th>
<th>380-A00556</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Name(s)</td>
<td>TriMet Parking Garage</td>
</tr>
<tr>
<td>Project Name(s)</td>
<td>TriMet Parking Garage</td>
</tr>
<tr>
<td>Property Description</td>
<td>4-story public parking garage, 155 spaces on the top floor master leased by Prosper Portland and subleased to Oregon Clinic</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address</th>
<th>1250 NE 99th Avenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>RNumber(s)</td>
<td>R239530</td>
</tr>
<tr>
<td>Tax Lot Description(s)</td>
<td>PARTITION PLAT 1997-44, LOT 1 EXC PT IN ST</td>
</tr>
<tr>
<td>Lot Size</td>
<td>2.32 acres</td>
</tr>
<tr>
<td>Building SF</td>
<td>159,253 sq ft</td>
</tr>
</tbody>
</table>

**Neighborhood**
- Gateway
- Hazelwood
<table>
<thead>
<tr>
<th><strong>Opportunity Zone</strong></th>
<th>Yes-Severe Distress</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Zoning</strong></td>
<td>CX-Central Commercial; d-Design</td>
</tr>
<tr>
<td><strong>Base FAR &amp; Height</strong></td>
<td>8:1 / 150'</td>
</tr>
<tr>
<td><strong>Financial Baseline</strong></td>
<td></td>
</tr>
<tr>
<td>Book Value (2017)</td>
<td>N/A</td>
</tr>
<tr>
<td>Real Market Value (2017)</td>
<td>N/A</td>
</tr>
<tr>
<td>Appraised Value</td>
<td>N/A</td>
</tr>
<tr>
<td>Financial Sustainability Plan Cash Flow</td>
<td>$0 FY 19/20 $0 Ten-year outlook including FY 19/20</td>
</tr>
<tr>
<td><strong>Due Diligence</strong></td>
<td></td>
</tr>
<tr>
<td>Alta/As-Built</td>
<td>N/A</td>
</tr>
<tr>
<td>Title Report</td>
<td>N/A</td>
</tr>
<tr>
<td>Title Easements</td>
<td>N/A</td>
</tr>
<tr>
<td>Site Constraints</td>
<td>None</td>
</tr>
<tr>
<td>Environmental Documents/Notes</td>
<td>None; Leased from TriMet (GASB 49 17/18)</td>
</tr>
<tr>
<td><strong>Development Goals &amp; Objectives</strong></td>
<td></td>
</tr>
<tr>
<td>Re-Development/Re-Use</td>
<td></td>
</tr>
<tr>
<td>Active/Inactive</td>
<td>Inactive</td>
</tr>
<tr>
<td>Interim Activity Strategy</td>
<td>Operate as employee parking for Oregon Clinic</td>
</tr>
<tr>
<td>Phase of Development (acquisition, community process, predev, disposition, construction)</td>
<td>N/A</td>
</tr>
<tr>
<td>Development Concept(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Action Plan / Framework(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>URA / Community Goal(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Major Consultant Contracts</td>
<td>N/A</td>
</tr>
<tr>
<td>Major Milestone(s) &amp; Deadline(s)</td>
<td>Metro Grant use strategy work thru December 2020</td>
</tr>
<tr>
<td>Master lease (99-year) with TriMet for 155-space on the top floor of the garage expires September 15, 2105; Sublease (50-year) with The Oregon Clinic for the 155-spaces on the top floor of the garage, to be used by employees only expires September 15, 2056; Air Rights lease for development above top floor of garage expires December 31, 2055</td>
<td></td>
</tr>
<tr>
<td><strong>Project Budget</strong></td>
<td>See Fund 380 Budget</td>
</tr>
<tr>
<td><strong>Project Manager</strong></td>
<td>Thea Munchel</td>
</tr>
<tr>
<td><strong>Project Team Member(s) &amp; Responsibility</strong></td>
<td>Ember Breckenridge (Property Management)</td>
</tr>
<tr>
<td><strong>Project Sponsor</strong></td>
<td>Amy Edwards</td>
</tr>
<tr>
<td><strong>Developer</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Major External Stakeholder(s)</strong></td>
<td>N/A</td>
</tr>
<tr>
<td>Major Bureau Partner(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>------------------------</td>
<td>-----</td>
</tr>
<tr>
<td>Agency Approvals &amp; Recommendations</td>
<td></td>
</tr>
<tr>
<td>FIC Approval(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Board/Council Approval(s) &amp; Recommendation(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Agreements</td>
<td></td>
</tr>
<tr>
<td>LOI/MOU/DDA/PSA</td>
<td>N/A</td>
</tr>
<tr>
<td>Additional Notes</td>
<td></td>
</tr>
<tr>
<td>Project File Document Location</td>
<td></td>
</tr>
</tbody>
</table>
### Property Strategic Considerations

<table>
<thead>
<tr>
<th>Goals &amp; Objectives</th>
<th></th>
</tr>
</thead>
</table>
| Acquisition Date & Purpose | October 31, 1987 from Portland Terminal Railroad Company  
• Acquired as part of the 12th Amendment of the Downtown Waterfront URA Plan, for redevelop 31-acres in the River District and DTW URAs (Resolution 3543-April 8, 1987) |
| Property Plan Objective | Operating Site / Hold |
| 2015-2020 Strategic Plan Objective(s) | Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland (Outcome 1.3: Regional Assets)  
Objective 2: Access to High Quality Employment (Outcome: 2.1: Quality Job Growth)  
Objective 3: Foster Wealth Creation within Communities of Color and Low-Income Communities (Outcome 3.2 Business Growth)  
Objective 4: Form 21\textsuperscript{st} Century Civic Networks, Institutions & Partnerships (Outcome 4.2: Affordability & Neighborhood Solutions) |
| Financial Sustainability Plan Objective | Program Related Investment - 2.5% |
| Equity Objective(s) | Interim: Tenant in alignment with broader inclusive business development and commercial affordability goals  
Development: N/A |

### Property Information

<table>
<thead>
<tr>
<th>Property Characteristics</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Code\textsuperscript{1}</td>
<td>330-A00286</td>
</tr>
<tr>
<td>Property Name(s)</td>
<td>Union Station</td>
</tr>
<tr>
<td>Project Name(s)</td>
<td>Union Station</td>
</tr>
<tr>
<td>Property Description</td>
<td>Train Station</td>
</tr>
<tr>
<td>Address</td>
<td>800 NW 6th Avenue</td>
</tr>
<tr>
<td>RNumber(s)</td>
<td>\texttt{R141472; R533588} (North Tracks); \texttt{R626121} (South Tracks)</td>
</tr>
<tr>
<td>Tax Lot Description(s)</td>
<td>COUCHS ADD, BLOCK 194&amp;I&amp;K&amp;L&amp;X TL 1200; STATION PLACE, LOT 6; COUCHS ADD, BLOCK M&amp;W TL 1201</td>
</tr>
<tr>
<td>Lot Size</td>
<td>4.81 acres; 1.95 acres; .66 acres (28,605 sq ft)</td>
</tr>
<tr>
<td>Building SF</td>
<td>102,586 sq ft</td>
</tr>
<tr>
<td>Neighborhood</td>
<td></td>
</tr>
<tr>
<td>URA</td>
<td>River District</td>
</tr>
<tr>
<td>Neighborhood</td>
<td>Old Town Community Association</td>
</tr>
<tr>
<td><strong>Opportunity Zone</strong></td>
<td>Yes-Severe Distress</td>
</tr>
<tr>
<td>----------------------</td>
<td>---------------------</td>
</tr>
<tr>
<td><strong>Zoning</strong></td>
<td>CX-Central Commercial; EX-Central Employment; d-Design</td>
</tr>
<tr>
<td><strong>Base FAR &amp; Height</strong></td>
<td>4:1 / 75'</td>
</tr>
</tbody>
</table>

**Financial Baseline**

<table>
<thead>
<tr>
<th><strong>Book Value (2017)</strong></th>
<th>$7,497,000</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Real Market Value (2017)</strong></td>
<td>$46,550,010</td>
</tr>
<tr>
<td><strong>Appraised Value</strong></td>
<td>April 1, 1987; $15,8000; David Lau &amp; Associates</td>
</tr>
<tr>
<td><strong>Financial Sustainability Plan Cash Flow</strong></td>
<td>$82,768 FY 19/20 $710,395 Ten-year outlook including FY 19/20</td>
</tr>
</tbody>
</table>

**Due Diligence**

<table>
<thead>
<tr>
<th><strong>Alta/As-Built</strong></th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Title Report</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Title Easements</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Site Constraints</strong></td>
<td>None</td>
</tr>
<tr>
<td><strong>Environmental Documents/Notes</strong></td>
<td>ESA Phase I: February 2012; ESA Phase II: April 2015; Hazardous Building: April 2015; VCP ICP ECSI #5915 (GASB 49 17/18)</td>
</tr>
</tbody>
</table>

**Development Goals & Objectives**

<table>
<thead>
<tr>
<th><strong>Re-Development/Re-Use</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Active/Inactive</strong></td>
</tr>
<tr>
<td><strong>Interim Activity Strategy</strong></td>
</tr>
<tr>
<td><strong>Phase of Development (acquisition, community process, predev, disposition, construction)</strong></td>
</tr>
<tr>
<td><strong>Development Concept(s)</strong></td>
</tr>
<tr>
<td><strong>Action Plan / Framework(s)</strong></td>
</tr>
<tr>
<td><strong>URA / Community Goal(s)</strong></td>
</tr>
<tr>
<td><strong>Major Consultant Contracts</strong></td>
</tr>
<tr>
<td><strong>Major Milestone(s) &amp; Deadline(s)</strong></td>
</tr>
</tbody>
</table>

**Project Budget**

Project Manager: Ember Breckenridge

Project Sponsor: Amy Edwards

Major External Stakeholder(s): N/A

Major Bureau Partner(s): N/A

**Agency Approvals & Recommendations**

FIC Approval(s): N/A
<table>
<thead>
<tr>
<th>Board/Council Approval(s) &amp; Recommendation(s)</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agreements</td>
<td>N/A</td>
</tr>
<tr>
<td>LOI/MOU/DDA/PSA</td>
<td>N/A</td>
</tr>
<tr>
<td>Additional Notes</td>
<td></td>
</tr>
<tr>
<td>Project File Document Location</td>
<td></td>
</tr>
</tbody>
</table>
Remnant Properties

Remnants are neither Mission Related nor Program Related Investments.

<table>
<thead>
<tr>
<th>Remnant Properties</th>
</tr>
</thead>
<tbody>
<tr>
<td>Albina Triangle</td>
</tr>
<tr>
<td>Holman Dock</td>
</tr>
<tr>
<td>Portland Center Park</td>
</tr>
<tr>
<td>RD Small Lots</td>
</tr>
<tr>
<td>Riverplace Marina</td>
</tr>
<tr>
<td>South Waterfront Lot 2</td>
</tr>
<tr>
<td>South Waterfront Lot 4</td>
</tr>
<tr>
<td>Springwater Trail</td>
</tr>
<tr>
<td>Station Place Lot 8</td>
</tr>
</tbody>
</table>
### Property Strategic Considerations

<table>
<thead>
<tr>
<th>Goals &amp; Objectives</th>
<th></th>
</tr>
</thead>
</table>
| Acquisition Date & Purpose | June 14, 1977 from Melbourne Hamilton  
- Acquired by condemnation for street realignment and improvement (Resolution 2148-November 10, 1975; Judgement #423-375-June 14, 1977); |
| Property Plan Objective | Remnant / Dispose |
| 2015-2020 Strategic Plan Objective(s) | Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland |
| Financial Sustainability Plan Objective | No Mission or Program Related Investment |
| Equity Objective(s) | Interim: Increase equitable contracting of certified firms  
Development: N/A |

### Property Information

<table>
<thead>
<tr>
<th>Property Characteristics</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Code¹</td>
<td>370-A00552</td>
</tr>
<tr>
<td>Property Name(s)</td>
<td>Albina Triangle</td>
</tr>
<tr>
<td>Project Name(s)</td>
<td>Albina Triangle</td>
</tr>
<tr>
<td>Property Description</td>
<td>Public park</td>
</tr>
<tr>
<td>Address</td>
<td>4500 N Albina</td>
</tr>
<tr>
<td>RNumber(s)</td>
<td>R135606</td>
</tr>
<tr>
<td>Tax Lot Description(s)</td>
<td>CLIFFORD ADD, BLOCK 8, E FRAC of LOT 8</td>
</tr>
<tr>
<td>Lot Size</td>
<td>.02 acres (816 sq ft)</td>
</tr>
<tr>
<td>Building SF</td>
<td>0 sq ft</td>
</tr>
<tr>
<td>Neighborhood</td>
<td></td>
</tr>
<tr>
<td>URA</td>
<td>Interstate</td>
</tr>
<tr>
<td>Neighborhood</td>
<td>Humboldt</td>
</tr>
<tr>
<td>NMTC Census Tract</td>
<td>Census Tract 34.01</td>
</tr>
<tr>
<td>Opportunity Zone</td>
<td>Yes</td>
</tr>
<tr>
<td>Zoning</td>
<td>CM2-Commercial Mixed Use 2; d-Design</td>
</tr>
<tr>
<td>Base FAR &amp; Height</td>
<td>N/A</td>
</tr>
<tr>
<td>Financial Baseline</td>
<td></td>
</tr>
<tr>
<td>Book Value (2017)</td>
<td>$6,000</td>
</tr>
<tr>
<td>Real Market Value (2017)</td>
<td>$51,720</td>
</tr>
<tr>
<td>Appraised Value</td>
<td>N/A</td>
</tr>
</tbody>
</table>
| Financial Sustainability Plan Cash Flow | $0 FY 19/20  
$0 Ten-year outlook including FY 19/20 |
<table>
<thead>
<tr>
<th>Due Diligence</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Alta/As-Built</td>
<td>N/A</td>
</tr>
<tr>
<td>Title Report</td>
<td>N/A</td>
</tr>
<tr>
<td>Title Easements</td>
<td>N/A</td>
</tr>
<tr>
<td>Site Constraints</td>
<td>None</td>
</tr>
<tr>
<td>Environmental Documents/Notes</td>
<td>No known RECs (GASB 49 17/18)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Development Goals &amp; Objectives</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Re-Development/Re-Use</td>
<td>Inactive</td>
</tr>
<tr>
<td>Active/Inactive</td>
<td>Inactive</td>
</tr>
<tr>
<td>Interim Activity Strategy</td>
<td>Manage &amp; maintain the property in a way that minimizes risks and holding costs, while maintaining it in a clean and respectable manner. Work in coordination and consultation with project management staff responsible for implementation of related development plans. No interim uses.</td>
</tr>
<tr>
<td>Phase of Development (acquisition, community process, predev, disposition, construction)</td>
<td>N/A</td>
</tr>
<tr>
<td>Development Concept(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Action Plan / Framework(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>URA / Community Goal(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Major Consultant Contracts</td>
<td>N/A</td>
</tr>
<tr>
<td>Major Milestone(s) &amp; Deadline(s)</td>
<td>Dispose/Transfer to Parks/BES/PBOT by the end of FY 19/20</td>
</tr>
</tbody>
</table>

| Project Budget                    | See Fund 370 Budget |
| Project Manager                   | Kim Moreland |
| Project Team Member(s)            | Ember Breckenridge (Property Management) |
| Project Sponsor                   | Amy Edwards |
| Developer                         | N/A |
| Major External Stakeholder(s)     | N/A |
| Major Bureau Partner(s)           | N/A |

<table>
<thead>
<tr>
<th>Agency Approvals &amp; Recommendations</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>FIC Approval(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Board/Council Approval(s) &amp; Recommendation(s)</td>
<td>N/A</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Agreements</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>LOI/MOU/DDA/PSA</td>
<td>N/A</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Additional Notes</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Project File Document Location</td>
<td></td>
</tr>
</tbody>
</table>
## Property Strategic Considerations

### Goals & Objectives

**Acquisition Date & Purpose**  
Dock constructed in 2004  
- Built to activate uses along the waterfront and contribute to the vitality of the Eastbank Esplanade III development (Resolution 5988-March 12, 2003)

**Property Plan Objective**  
Remnant / Dispose

**2015-2020 Strategic Plan Goal(s)**  
Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland

**Financial Sustainability Plan Objective**  
No Mission or Program Related Investment

**Equity Objective(s)**  
Interim: Increase equitable contracting of certified firms  
Development: N/A

## Property Information

### Property Characteristics

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Property Code¹</strong></td>
<td>355-A00236</td>
</tr>
<tr>
<td><strong>Property Name(s)</strong></td>
<td>Holman Dock / Light Watercraft Dock</td>
</tr>
<tr>
<td><strong>Project Name(s)</strong></td>
<td>Holman Dock</td>
</tr>
<tr>
<td><strong>Property Description</strong></td>
<td>Light Watercraft Dock south of the Hawthorne Bridge along the Eastbank Esplanade</td>
</tr>
<tr>
<td><strong>RNumber(s)</strong></td>
<td>Personal Property</td>
</tr>
<tr>
<td><strong>Tax Lot Description(s)</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Lot Size</strong></td>
<td>0 sq ft</td>
</tr>
<tr>
<td><strong>Building SF</strong></td>
<td>0 sq ft</td>
</tr>
<tr>
<td><strong>Address</strong></td>
<td>SE Clay</td>
</tr>
</tbody>
</table>

### Neighborhood

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>URA</strong></td>
<td>Central Eastside</td>
</tr>
<tr>
<td><strong>Neighborhood</strong></td>
<td>Hosford-Abernethy Neighborhood District Association</td>
</tr>
<tr>
<td><strong>NMTC Census Tract</strong></td>
<td>Census Tract 11.01</td>
</tr>
<tr>
<td><strong>Opportunity Zone</strong></td>
<td>Yes, Severe Distress</td>
</tr>
<tr>
<td><strong>Zoning</strong></td>
<td>OS-Open Space; d-Design; e-River Environmental; g-River General; s-Scenic Resource</td>
</tr>
<tr>
<td><strong>Base FAR &amp; Height</strong></td>
<td>N/A</td>
</tr>
</tbody>
</table>

### Financial Baseline

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Book Value (2017)</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Real Market Value (2017)</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Appraised Value</strong></td>
<td>N/A</td>
</tr>
<tr>
<td>Due Diligence</td>
<td></td>
</tr>
<tr>
<td>--------------------------------------------------</td>
<td>----------</td>
</tr>
<tr>
<td>Alta/As-Built</td>
<td>N/A</td>
</tr>
<tr>
<td>Title Report</td>
<td>N/A</td>
</tr>
<tr>
<td>Title Easements</td>
<td>N/A</td>
</tr>
<tr>
<td>Site Constraints</td>
<td>Located in the Willamette River</td>
</tr>
<tr>
<td>Environmental Documents/Notes</td>
<td>Not listed-Personal property (GASB 49 17/18)</td>
</tr>
</tbody>
</table>

### Development Goals & Objectives

<table>
<thead>
<tr>
<th>Re-Development/Re-Use</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Active/Inactive</td>
<td>Inactive</td>
</tr>
<tr>
<td>Interim Activity Strategy</td>
<td>Maintain as public dock</td>
</tr>
<tr>
<td>Phase of Development (acquisition, community</td>
<td>N/A</td>
</tr>
<tr>
<td>process, predev, disposition, construction)</td>
<td></td>
</tr>
<tr>
<td>Development Concept(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Action Plan / Frameworks(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>URA / Community Goal(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Major Consultant Contracts</td>
<td>N/A</td>
</tr>
<tr>
<td>Major Milestone(s) &amp; Deadline(s)</td>
<td></td>
</tr>
<tr>
<td>Disposition/Transition to Parks at the end of the</td>
<td></td>
</tr>
<tr>
<td>2019 summer season, or sell dock as personal</td>
<td></td>
</tr>
<tr>
<td>property; termination of DSL License after transfer</td>
<td></td>
</tr>
<tr>
<td>Department of State Lands License for waterway use</td>
<td></td>
</tr>
<tr>
<td>expires August 30, 2034; Portland Boathouse Lease</td>
<td></td>
</tr>
<tr>
<td>for dock use expires August 31, 2019;</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project Budget</th>
<th>See Fund 355 Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Manager</td>
<td>Ember Breckenridge</td>
</tr>
<tr>
<td>Project Team Member(s) &amp; Responsibility</td>
<td>Amy Nagy (Project</td>
</tr>
<tr>
<td></td>
<td>Manager/Community</td>
</tr>
<tr>
<td></td>
<td>Liaison), Wayne</td>
</tr>
<tr>
<td></td>
<td>Shammel (Legal)</td>
</tr>
<tr>
<td>Project Sponsor</td>
<td>Amy Edwards</td>
</tr>
<tr>
<td>Developer</td>
<td>N/A</td>
</tr>
<tr>
<td>Major External Stakeholder(s)</td>
<td>Human Access Project;</td>
</tr>
<tr>
<td></td>
<td>Portland Boathouse</td>
</tr>
<tr>
<td>Major Bureau Partner(s)</td>
<td>Parks</td>
</tr>
</tbody>
</table>

### Agency Approvals & Recommendations

<table>
<thead>
<tr>
<th>FIC Approval(s)</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Board/Council Approval(s) &amp; Recommendation(s)</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### Agreements

<table>
<thead>
<tr>
<th>LOI/MOU/DDA/PSA</th>
<th>N/A</th>
</tr>
</thead>
</table>

### Additional Notes

### Project File Document Location

Property Plans Page 127
<table>
<thead>
<tr>
<th>Property Strategic Considerations</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Goals &amp; Objectives</td>
<td></td>
</tr>
</tbody>
</table>
| Acquisition Date & Purpose       | August 26, 1955 from the City of Portland  
- Acquired as part of the amended South Auditorium Urban Renewal Plan on October 18, 1961, to become the Second Avenue Park, connecting the pedestrian mall with SW 2nd Avenue (City Ordinance #115050-April 13, 1962) |
| Property Plan Objective          | Remnant / Dispose |
| 2015-2020 Strategic Plan Objective(s) | Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland |
| Financial Sustainability Plan Objective | No Mission or Program Related Investment |
| Equity Objective(s)              | Interim: Free and fair access to all Portlanders as part of the 2nd Avenue Pedestrian Mall  
Development: N/A |

<table>
<thead>
<tr>
<th>Property Information</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Characteristics</td>
<td></td>
</tr>
<tr>
<td>Property Code¹</td>
<td>No Code</td>
</tr>
<tr>
<td>Property Name(s)</td>
<td>Portland Center Park</td>
</tr>
<tr>
<td>Project Name(s)</td>
<td>Portland Center Park; American Plaza Towers</td>
</tr>
<tr>
<td>Property Description</td>
<td>Small park on the grounds of the American Plaza Towers</td>
</tr>
<tr>
<td>Address</td>
<td>No Address</td>
</tr>
<tr>
<td>RNumber(s)</td>
<td>R272220; R272223</td>
</tr>
<tr>
<td>Tax Lot Description(s)</td>
<td>SOUTH AUDITORIUM ADD, BLOCK C, LOT 1 TL 700; SOUTH AUDITORIUM ADD, BLOCK C, LOT 1 TL 600</td>
</tr>
<tr>
<td>Lot Size</td>
<td>.16 acres (7,170 sq ft); .18 acres (7,805 sq ft)</td>
</tr>
<tr>
<td>Building SF</td>
<td>0 sq ft</td>
</tr>
<tr>
<td>Neighborhood</td>
<td></td>
</tr>
<tr>
<td>URA</td>
<td>North Macadam</td>
</tr>
<tr>
<td>Neighborhood</td>
<td>Portland Downtown</td>
</tr>
<tr>
<td>NMTC Census Tract</td>
<td>Census Tract 57</td>
</tr>
<tr>
<td>Opportunity Zone</td>
<td>N/A</td>
</tr>
<tr>
<td>Zoning</td>
<td>OS-Open Space; d-Design</td>
</tr>
<tr>
<td>Base FAR &amp; Height</td>
<td>6:1 / 225'</td>
</tr>
<tr>
<td>Financial Baseline</td>
<td></td>
</tr>
<tr>
<td>Book Value (2017)</td>
<td>N/A</td>
</tr>
<tr>
<td>Real Market Value (2017)</td>
<td>$822,120</td>
</tr>
<tr>
<td>Appraised Value</td>
<td>N/A</td>
</tr>
</tbody>
</table>
| Financial Sustainability Plan Cash Flow | $0 FY 19/20  
<table>
<thead>
<tr>
<th></th>
<th>$0 Ten-year outlook including FY 19/20</th>
</tr>
</thead>
<tbody>
<tr>
<td>Due Diligence</td>
<td></td>
</tr>
<tr>
<td>Alta/As-Built</td>
<td>N/A</td>
</tr>
<tr>
<td>Title Report</td>
<td>N/A</td>
</tr>
<tr>
<td>Title Easements</td>
<td>N/A</td>
</tr>
<tr>
<td>Site Constraints</td>
<td>Located within the American Plaza Towers property</td>
</tr>
<tr>
<td>Environmental Documents/Notes</td>
<td>None listed (GASB 49 17/18)</td>
</tr>
<tr>
<td><strong>Development Goals &amp; Objectives</strong></td>
<td></td>
</tr>
<tr>
<td>Re-Development/Re-Use</td>
<td></td>
</tr>
<tr>
<td>Active/Inactive</td>
<td>Inactive</td>
</tr>
<tr>
<td>Interim Activity Strategy</td>
<td>Operate as public park, operated and maintained by American Plaza Towers</td>
</tr>
<tr>
<td>Phase of Development (acquisition, community process, predev, disposition, construction)</td>
<td>N/A</td>
</tr>
<tr>
<td>Development Concept(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Action Plan / Framework(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>URA / Community Goal(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Major Consultant Contracts</td>
<td>N/A</td>
</tr>
<tr>
<td>Major Milestone(s) &amp; Deadline(s)</td>
<td>Dispose/Transfer to American Plaza Towers by end of FY 19/20</td>
</tr>
<tr>
<td>Project Budget</td>
<td>See Fund 325 Budget</td>
</tr>
<tr>
<td>Project Manager</td>
<td>N/A</td>
</tr>
<tr>
<td>Project Team Member(s)</td>
<td>Ember Breckenridge (Property Management)</td>
</tr>
<tr>
<td>Project Sponsor</td>
<td>Amy Edwards</td>
</tr>
<tr>
<td>Developer</td>
<td>N/A</td>
</tr>
<tr>
<td>Major External Stakeholder(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Major Bureau Partner(s)</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Agency Approvals &amp; Recommendations</strong></td>
<td></td>
</tr>
<tr>
<td>FIC Approval(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Board/Council Approval(s) &amp; Recommendation(s)</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Agreements</strong></td>
<td></td>
</tr>
<tr>
<td>LOI/MOU/DDA/PSA</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Additional Notes</strong></td>
<td></td>
</tr>
<tr>
<td>Project File Document Location</td>
<td></td>
</tr>
</tbody>
</table>
## Property Strategic Considerations

### Goals & Objectives

#### Acquisition Date & Purpose

October 31, 1987 from Portland Terminal Railroad Company
- Acquired as part of the 12th Amendment of the Downtown Waterfront URA Plan, for redevelop 31-acres in the River District and DTW URAs (Resolution 3543-April 8, 1987)

#### Property Plan Objective

Remnant / Dispose

#### 2015-2020 Strategic Plan Objective(s)

Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland

#### Financial Sustainability Plan Objective

No Mission or Program Related Investment

#### Equity Objective(s)

Interim: Increase equitable contracting of certified firms
- Development: N/A

## Property Information

### Property Characteristics

<table>
<thead>
<tr>
<th>Property Code¹</th>
<th>330-A00558</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Name(s)</td>
<td>RD Small Lots</td>
</tr>
<tr>
<td>Project Name(s)</td>
<td>RD Small Lots</td>
</tr>
<tr>
<td>Property Description</td>
<td>Railroad parcels</td>
</tr>
<tr>
<td>Address</td>
<td>NW COR/ 9th &amp; NW Naito Parkway</td>
</tr>
<tr>
<td>RNumber(s)</td>
<td><a href="#">R141023; R141444; R140959</a></td>
</tr>
<tr>
<td>Tax Lot Description(s)</td>
<td>COUCHS ADD, BLOCK 223 TL 700; COUCHS ADD, BLOCK 223 TL 800; COUCHS ADD, BLOCK 223 TL 1100</td>
</tr>
<tr>
<td>Lot Size</td>
<td>.08 acres (3,556 sq ft); .02 acres (1,012 sq ft); .03 acres (1,102 sq ft)</td>
</tr>
<tr>
<td>Building SF</td>
<td>0 sq ft</td>
</tr>
</tbody>
</table>

### Neighborhood

- **URA**: River District
- **Neighborhood**: Pearl District
- **NMTC Census Tract**: Census Tract 51
- **Opportunity Zone**: Yes-Severe Distress
- **Zoning**: EX-Central Employment; d-Design
- **Base FAR & Height**: 5:1 / 100'

### Financial Baseline

| Book Value (2017) | $38,000 |
| Real Market Value (2017) | $178,790 |
| Appraised Value | N/A |
| Financial Sustainability Plan Cash Flow | $0 FY 19/20  
|                                        | $0 Ten-year outlook including FY 19/20  

### Due Diligence

| Alta/As-Built | N/A  
| Title Report  | N/A  
| Title Easements | N/A  

### Site Constraints

Part of north railroad tracks

### Environmental Documents/Notes

ESA Phase I: June 2005; PTRR Eligible (GASB 49 17/18)

### Development Goals & Objectives

#### Re-Development/Re-Use

Inactive

#### Interim Activity Strategy

Manage & maintain the property in a way that minimizes risks and holding costs, while maintaining it in a clean and respectable manner. Work in coordination and consultation with project management staff responsible for implementation of related development plans. No interim uses.

#### Phase of Development (acquisition, community process, predev, disposition, construction)

N/A

#### Development Concept(s)

N/A

#### Action Plan / Framework(s)

N/A

#### URA / Community Goal(s)

N/A

#### Major Consultant Contracts

N/A

#### Major Milestone(s) & Deadline(s)

Disposition/Transfer to private party by end of FY 19/20

#### Project Budget

See Fund 330 Budget

#### Project Manager

Ember Breckenridge

#### Project Team Member(s)

N/A

#### Project Sponsor

Amy Edwards

#### Developer

N/A

#### Major External Stakeholder(s)

N/A

#### Major Bureau Partner(s)

N/A

### Agency Approvals & Recommendations

#### FIC Approval(s)

N/A

#### Board/Council Approval(s) & Recommendation(s)

N/A

### Agreements

#### LOI/MOU/DDA/PSA

N/A

### Additional Notes

- Project File Document Location: Property Plans Page 131
- Board Resolution - Approving Prosper Portland Real Estate Property Plans September 11, 2019
- Exhibit A Page 133 of 145
## Property Strategic Considerations

### Goals & Objectives

**Acquisition Date & Purpose**
- September 1, 1982 from OR Division of State Lands
- Built as part of the Phase I park improvements for the South Downtown Waterfront Redevelopment Project (Ordinance No. 150368)

**Property Plan Objective**
- Remnant / Dispose

**2015-2020 Strategic Plan Goal(s)**
- Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland

**Financial Sustainability Plan Objective**
- No Mission or Program Related Investment

**Equity Objective(s)**
- Interim: Free and fair waterway access to all Portlanders
- Development: N/A

## Property Information

### Property Characteristics

<table>
<thead>
<tr>
<th>Property Code¹</th>
<th>320-A00260</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Name(s)</td>
<td>SWF Marina</td>
</tr>
<tr>
<td>Project Name(s)</td>
<td>Riverplace Marina</td>
</tr>
<tr>
<td>Property Description</td>
<td>DSL License for the water in which Marina sits, as well as a floating restaurant</td>
</tr>
<tr>
<td>Address</td>
<td>1500 E/ SW Harbor Way</td>
</tr>
<tr>
<td>RNumber(s)</td>
<td><strong>R326756</strong> (W); <strong>R326757</strong> (E)</td>
</tr>
<tr>
<td>Tax Lot Description(s)</td>
<td>SECTION 03 1S 1E, TL 101 2.74 ACRES, SPLIT LEVY R326757 (W); SECTION 03 1S 1E, TL 100 2.95 ACRES, SPLIT LEVY R326756 (E)</td>
</tr>
<tr>
<td>Lot Size</td>
<td>2.74 acres (W); 2.95 acres (E)</td>
</tr>
<tr>
<td>Building SF</td>
<td>0 sq ft (W &amp; E)</td>
</tr>
</tbody>
</table>

### Neighborhood

| URA | Downtown Waterfront |
| Neighborhood | Portland Downtown |
| NMTC Census Tract | Census Tract 57 |
| Opportunity Zone | None Listed |
| Zoning | OS-Open Space; d-Design; e-River Environmental; g-River General |
| Base FAR & Height | N/A |

### Financial Baseline

| Book Value (2017) | N/A |
| Real Market Value (2017) | $218,720 |
| Appraised Value | N/A |
| Financial Sustainability Plan Cash Flow | ($17,687) FY 19/20  
($151,805) Ten-year outlook including FY 19/20 |
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Due Diligence</td>
<td></td>
</tr>
<tr>
<td>Alta/As-Built</td>
<td>N/A</td>
</tr>
<tr>
<td>Title Report</td>
<td>N/A</td>
</tr>
<tr>
<td>Title Easements</td>
<td>N/A</td>
</tr>
<tr>
<td>Site Constraints</td>
<td>None</td>
</tr>
<tr>
<td>Environmental Documents/Notes</td>
<td>Not listed (GASB 49 17/18)</td>
</tr>
<tr>
<td><strong>Development Goals &amp; Objectives</strong></td>
<td></td>
</tr>
<tr>
<td>Re-Development/Re-Use</td>
<td></td>
</tr>
<tr>
<td>Active/Inactive</td>
<td>Inactive</td>
</tr>
<tr>
<td>Interim Activity Strategy</td>
<td>Operate as public marina</td>
</tr>
<tr>
<td>Phase of Development (acquisition, community process, predev, disposition, construction)</td>
<td>N/A</td>
</tr>
<tr>
<td>Development Concept(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Action Plan / Framework(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>URA / Community Goal(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Major Consultant Contracts</td>
<td>N/A</td>
</tr>
</tbody>
</table>
| Major Milestone(s) & Deadline(s) | Disposition/Transfer of DSL Lease to private party by end of FY 19/20  
DSL License expires August 31, 2031 |
| Project Budget | See Fund 320 Budget |
| Project Manager | N/A |
| Project Sponsor | Amy Edwards |
| Developer | N/A |
| Major External Stakeholder(s) | N/A |
| Major Bureau Partner(s) | N/A |
| **Agency Approvals & Recommendations** |  |
| FIC Approval(s) | N/A |
| Board/Council Approval(s) & Recommendation(s) | N/A |
| Agreements |  |
| LOI/MOU/DDA/PSA | N/A |
| **Additional Notes** |  |
| Project File Document Location | Property Plans Page 133 |
# Property Strategic Considerations

## Goals & Objectives

**Acquisition Date & Purpose**
The majority of the park parcel is made up of three land parcels acquired from Pacific Power & Light (PP&L) (former Lincoln Steam Plant) from 1981 to 1985. A small piece was acquired from GIC, the developer of the 2100 SW River Parkway building (David Evans & Associates) in accordance with the terms of a DDA. The lot as it exists today is the result of a re-plat in 1999.
- Acquired as part of the Tom McCall Waterfront Park extension, called the South Waterfront Esplanade (Resolution 5140-July 15, 1998)

## Property Plan Objective
Remnant / Dispose

## 2015-2020 Strategic Plan Goal(s)
Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland

## Financial Sustainability Plan Objective
No Mission or Program Related Investment

## Equity Objective(s)
Interim: Free and fair access to all Portlanders as part of the Tom McCall Waterfront Park and Riverplace
Development: N/A

---

## Property Information

### Property Characteristics

<table>
<thead>
<tr>
<th>Property Code¹</th>
<th>320-A00563</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Name(s)</td>
<td>South Waterfront Lot 2</td>
</tr>
<tr>
<td>Project Name(s)</td>
<td>South Waterfront Lot 2</td>
</tr>
<tr>
<td>Property Description</td>
<td>Upper riverbank parkland from SWF Marina and retail kiosk</td>
</tr>
<tr>
<td>Address</td>
<td>1500 SW Harbor Way</td>
</tr>
<tr>
<td>RNumber(s)</td>
<td>R487357</td>
</tr>
<tr>
<td>Tax Lot Description(s)</td>
<td>SECTION 03 1S 1E, TL 200 2.35 ACRES</td>
</tr>
<tr>
<td>Lot Size</td>
<td>2.35 acres</td>
</tr>
<tr>
<td>Building SF</td>
<td>0 sq ft</td>
</tr>
</tbody>
</table>

### Neighborhood

| URA | Downtown Waterfront |
| Neighborhood | Portland Downtown |
| NMTC Census Tract | Census Tract 57 |
| Opportunity Zone | None Listed |
| Zoning | CX-Central Commercial; OS-Open Space; d-Design; e-River Environmental; g-River General; s-Scenic Resource |
| Base FAR & Height | 4:1 / 35' |

### Financial

**South Waterfront Lot 2 - Property Plan**

Tuesday, July 23, 2019 \ 5:00 PM
<table>
<thead>
<tr>
<th>Book Value (2017)</th>
<th>$96,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Real Market Value (2017)</td>
<td>$1,566,660</td>
</tr>
<tr>
<td>Alta/As-Built</td>
<td>N/A</td>
</tr>
<tr>
<td>Financial Sustainability Plan Cash Flow</td>
<td>$0 FY 19/20</td>
</tr>
<tr>
<td>$0 Ten-year outlook including FY 19/20</td>
<td></td>
</tr>
</tbody>
</table>

**Due Diligence**

<table>
<thead>
<tr>
<th>Appraised Value</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Title Report</td>
<td>N/A</td>
</tr>
<tr>
<td>Title Easements</td>
<td>N/A</td>
</tr>
<tr>
<td>Site Constraints</td>
<td>None</td>
</tr>
</tbody>
</table>

**Development Goals & Objectives**

**Re-Development/Re-Use**

<table>
<thead>
<tr>
<th>Active/Inactive</th>
<th>Inactive</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interim Activity Strategy</td>
<td>Operate as riverbank frontage</td>
</tr>
<tr>
<td>Phase of Development (acquisition, community process, predev, disposition, construction)</td>
<td>N/A</td>
</tr>
<tr>
<td>Development Concept(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Action Plan / Framework(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>URA / Community Goal(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Major Consultant Contracts</td>
<td>N/A</td>
</tr>
<tr>
<td>Major Milestone(s) &amp; Deadline(s)</td>
<td>Disposition/transfer to Parks by end of FY 19/20</td>
</tr>
</tbody>
</table>

**Project Budget**

See Fund 320 Budget

**Project Manager**

N/A

**Project Team Member(s) & Responsibility**

Wayne Shammel (Legal), Ember Breckenridge (Property Management)

**Project Sponsor**

Amy Edwards

**Developer**

N/A

**Major External Stakeholder(s)**

N/A

**Major Bureau Partner(s)**

Parks

**Agency Approvals & Recommendations**

**FIC Approval(s)**

N/A

**Board/Council Approval(s) & Recommendation(s)**

N/A

**Agreements**

**LOI/ MOU/ DDA/ PSA**

N/A

**Additional Notes**

Property Plans Page 135
# Property Strategic Considerations

**Goals & Objectives**

**Acquisition Date & Purpose**
- June 17, 1985 from Pacific Power & Light as part of a land exchange
- Acquired as part of a land donation from Pacific Power & Light Company to relocate a power substation in exchange for developable land (Resolution 3355-June 7, 1985)

**Property Plan Objective**
- Remnant / Dispose

**2015-2020 Strategic Plan Objective(s)**
- Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland

**Financial Sustainability Plan Objective**
- No Mission or Program Related Investment

**Equity Objective(s)**
- Interim: Increase equitable contracting of certified firms
- Development: N/A

## Property Information

**Property Characteristics**

<table>
<thead>
<tr>
<th>Property Code¹</th>
<th>325-A00560</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Name(s)</td>
<td>South Waterfront Lot 4</td>
</tr>
<tr>
<td>Project Name(s)</td>
<td>South Waterfront Lot 4</td>
</tr>
<tr>
<td>Property Description</td>
<td>Power substation and landscaped area</td>
</tr>
<tr>
<td>Address</td>
<td>2477 SW Moody Avenue</td>
</tr>
<tr>
<td>RNumber(s)</td>
<td>R273075; R273074</td>
</tr>
<tr>
<td>Tax Lot Description(s)</td>
<td>SOUTH WATERFRONT EXTN, LOT 4 TL 901; SOUTH WATERFRONT EXTN, LOT 4 TL 900</td>
</tr>
<tr>
<td>Lot Size</td>
<td>1.44 acres; .31 acres (13,366 sq ft)</td>
</tr>
<tr>
<td>Building SF</td>
<td>0 sq ft</td>
</tr>
</tbody>
</table>

**Neighborhood**

| URA | North Macadam |
| Neighborhood | Portland Downtown |
| NMTC Census Tract | Census Tract 57 |

**Financial**

| Book Value (2017) | $1,893,000 |
| Real Market Value (2017) | $10,007,380 |
| Appraised Value | N/A |
**Due Diligence**

| Alta/As-Built | N/A |
| Title Report | N/A |
| Title Easements | N/A |
| Site Constraints | Most of property has power substation on it, relocation would be required |

**Environmental Documents/Notes**

ESA Phase 1: June 2005; extent of liability hard to determine due to substation (GASB 49 17/18)

**Development Goals & Objectives**

**Re-Development/Re-Use**

| Active/Inactive | Inactive |
| Interim Activity Strategy | Manage & maintain the property in a way that minimizes risks and holding costs, while maintaining it in a clean and respectable manner. Work in coordination and consultation with project management staff responsible for implementation of related development plans. No interim uses. |

**Phase of Development (acquisition, community process, predev, disposition, construction)**

N/A

**Development Concept(s)**

N/A

**Action Plan / Framework(s)**

N/A

**URA / Community Goal(s)**

N/A

**Major Consultant Contracts**

N/A

**Major Milestone(s) & Deadline(s)**

Transfer to PP&L by end of FY 20/21

Perpetual and exclusive easement with PP&L for the operation of an electrical utility facility; Non-exclusive easement with PP&L for underground utilities; Non-exclusive easement with PP&L for driveway access; Easement with PBOT for underground utilities and driveway access for the Portland Streetcar

**Project Budget**

See Fund 325 Budget

**Project Manager**

N/A

**Project Team Member(s)**

Ember Breckenridge (Property Management)

**Project Sponsor**

Amy Edwards

**Developer**

N/A

**Major External Stakeholder(s)**

N/A

**Major Bureau Partner(s)**

N/A

**Agency Approvals & Recommendations**

**FIC Approval(s)**

N/A

**Board/Council Approval(s) & Recommendation(s)**

N/A

**Agreements**

Property Plans Page 138
### Additional Notes

<table>
<thead>
<tr>
<th>Project File Document Location</th>
</tr>
</thead>
</table>
## Property Strategic Considerations

| Goals & Objectives |  
| --- | --- |
| Acquisition Date & Purpose | May 2, 2002 from ODOT/PBOT  
  - Acquired to meet the objectives of Eastbank Esplanade III development and CES URA (Ordinance No. 176403-April 17, 2002) |
| Property Plan Objective | Remnant / Dispose |
| 2015-2020 Strategic Plan Goal(s) | Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland |
| Financial Sustainability Plan Objective | No Mission or Program Related Investment |
| Equity Objective(s) | Interim: Increase equitable contracting of certified firms  
  Development: N/A |

## Property Information

| Property Characteristics |  
| --- | --- |
| Property Code¹ | 355-A00561 |
| Property Name(s) | Springwater Trail |
| Project Name(s) | Holman Dock Upper Riverbank |
| Property Description | 2 parcels of Riverbank land along the Springwater Trail, south of the Hawthorne Bridge |
| Address | SE Clay |
| RNumber(s) | R275763 (South); R275761 (North) |
| Tax Lot Description(s) | STEPHENS ADD, BLOCK 2, LOT 1-8 TL 1600 (South); STEPHENS ADD, BLOCK 1 TL 1500 (North) |
| Lot Size | .39 acres (17,088 sq ft) (South); .86 acres (37,328 sq ft) (North) |
| Building SF | 0 sq ft |
| Neighborhood |  
  URA: Central Eastside  
  Neighborhood: Hosford-Abernethy Neighborhood District Association  
  NMTC Census Tract: Census Tract 11.01  
  Opportunity Zone: Yes, Severe Distress  
  Zoning: OS-Open Space; d-Design; e-River Environmental; g-River General; s-Scenic Resource (North and South)  
  Base FAR & Height: Base Zone  
  Financial  
  Book Value (2017): N/A  
  Real Market Value (2017): $819,940  
  Appraised Value: N/A |
Due Diligence

<table>
<thead>
<tr>
<th>Description</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alta/As-Built</td>
<td>N/A</td>
</tr>
<tr>
<td>Title Report</td>
<td>N/A</td>
</tr>
<tr>
<td>Title Easements</td>
<td>N/A</td>
</tr>
<tr>
<td>Site Constraints</td>
<td>None</td>
</tr>
<tr>
<td>Environmental Documents/Notes</td>
<td>Not listed (GASB 49 17/18)</td>
</tr>
</tbody>
</table>

**Development Goals & Objectives**

<table>
<thead>
<tr>
<th>Description</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Re-Development/Re-Use</td>
<td>Inactive</td>
</tr>
<tr>
<td>Active/Inactive</td>
<td>Inactive</td>
</tr>
<tr>
<td>Interim Activity Strategy</td>
<td>Maintain as public walkway and riverbank</td>
</tr>
<tr>
<td>Phase of Development</td>
<td>N/A</td>
</tr>
<tr>
<td>Development Concept(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Action Plan / Framework(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>URA / Community Goal(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Major Consultant Contracts</td>
<td>N/A</td>
</tr>
<tr>
<td>Major Milestone(s) &amp; Deadline(s)</td>
<td>Dispose/Transfer to Parks/BES/OMSI by the end of FY 19/20</td>
</tr>
<tr>
<td></td>
<td>Exclusive and perpetual easement from ODOT over the Eastbank Esplanade to access the Holman Dock</td>
</tr>
</tbody>
</table>

**Project Budget**

- See Fund 355 Budget

**Project Manager**

- Ember Breckenridge

**Project Team Member(s) & Responsibility**

- Amy Nagy (Project Manager/Community Liaison), Wayne Shammel (Legal)

**Project Sponsor**

- Amy Edwards

**Developer**

- N/A

**Major External Stakeholder(s)**

- N/A

**Major Bureau Partner(s)**

- ODOT

**Agency Approvals & Recommendations**

<table>
<thead>
<tr>
<th>Description</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>FIC Approval(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Board/Council Approval(s) &amp; Recommendation(s)</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**Agreements**

<table>
<thead>
<tr>
<th>Description</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOI/MOU/DDA/PSA</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**Additional Notes**

**Project File Document Location**

- Property Plans Page 141
### Property Strategic Considerations

#### Goals & Objectives

**Acquisition Date & Purpose**

October 31, 1987 from Portland Terminal Railroad Company

- Acquired as part of the 12th Amendment of the Downtown Waterfront URA Plan, for redevelop 31-acres in the River District and DTW URAs (Resolution 3543-April 8, 1987)

#### Property Plan Objective

Remnant / Dispose

#### 2015-2020 Strategic Plan Objective(s)

Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland

#### Financial Sustainability Plan Objective

No Mission or Program Related Investment

#### Equity Objective(s)

Interim: N/A

Development: N/A

### Property Information

#### Property Characteristics

**Property Code¹**

330-A00562

**Property Name(s)**

Station Place Lot 8

**Project Name(s)**

Station Place Lot 8

**Property Description**

Ground under the western Lovejoy Ramp approach

**Address**

NW Lovejoy Street

**RNumber(s)**

R533590

**Tax Lot Description(s)**

STATION PLACE, LOT 8

**Lot Size**

.39 acres (17,199 sq ft)

**Building SF**

0 sq ft

#### Neighborhood

**URA**

River District

**Neighborhood**

Pearl District

**NMTC Census Tract**

Census Tract 51

**Opportunity Zone**

Yes-Severe Distress

**Zoning**

EX-Central Employment; d-Design

**Base FAR & Height**

5:1 / 100'

#### Financial

**Book Value (2017)**

N/A

**Real Market Value (2017)**

$340

**Alta/As-Built**

N/A

**Financial Sustainability Plan Cash Flow**

$0 FY 19/20
<table>
<thead>
<tr>
<th>Due Diligence</th>
</tr>
</thead>
<tbody>
<tr>
<td>Title Report</td>
</tr>
<tr>
<td>Title Easements</td>
</tr>
<tr>
<td>Site Constraints</td>
</tr>
<tr>
<td>Environmental Documents/Notes</td>
</tr>
<tr>
<td><strong>Development Goals &amp; Objectives</strong></td>
</tr>
<tr>
<td><strong>Re-Development/Re-Use</strong></td>
</tr>
<tr>
<td>Active/Inactive</td>
</tr>
<tr>
<td>Interim Activity Strategy</td>
</tr>
<tr>
<td>Phase of Development (acquisition, community process, predev, disposition, construction)</td>
</tr>
<tr>
<td>Development Concept(s)</td>
</tr>
<tr>
<td>Action Plan / Framework(s)</td>
</tr>
<tr>
<td>URA / Community Goal(s)</td>
</tr>
<tr>
<td>Communication Theme</td>
</tr>
<tr>
<td>Major Consultant Contracts</td>
</tr>
<tr>
<td>Major Milestone(s) &amp; Deadline(s)</td>
</tr>
<tr>
<td>Project Budget</td>
</tr>
<tr>
<td>Project Manager</td>
</tr>
<tr>
<td>Project Team Member(s)</td>
</tr>
<tr>
<td>Project Sponsor</td>
</tr>
<tr>
<td>Developer</td>
</tr>
<tr>
<td>Major External Stakeholder(s)</td>
</tr>
<tr>
<td>Major Bureau Partner(s)</td>
</tr>
<tr>
<td><strong>Agency Approvals &amp; Recommendations</strong></td>
</tr>
<tr>
<td>FIC Approval(s)</td>
</tr>
<tr>
<td>Board/Council Approval(s) &amp; Recommendation(s)</td>
</tr>
<tr>
<td><strong>Agreements</strong></td>
</tr>
<tr>
<td>LOI/MOU/DDA/PSA</td>
</tr>
<tr>
<td><strong>Additional Notes</strong></td>
</tr>
<tr>
<td>Project File Document Location</td>
</tr>
</tbody>
</table>
RESOLUTION NO. 7337

RESOLUTION TITLE:
ADOPTING PROSPER PORTLAND REAL ESTATE PROPERTY PLANS

Adopted by the Prosper Portland Commission on September 11, 2019

<table>
<thead>
<tr>
<th>PRESENT FOR VOTE</th>
<th>COMMISSIONERS</th>
<th>VOTE</th>
</tr>
</thead>
<tbody>
<tr>
<td>✔</td>
<td>Chair Gustavo J. Cruz, Jr.</td>
<td>✔</td>
</tr>
<tr>
<td>✔</td>
<td>Commissioner Alisha Moreland-Capuia MD</td>
<td>✔</td>
</tr>
<tr>
<td>✔</td>
<td>Commissioner Francesca Gambetti</td>
<td>✔</td>
</tr>
<tr>
<td>✔</td>
<td>Commissioner Peter Platt</td>
<td>✔</td>
</tr>
<tr>
<td>□</td>
<td>Commissioner William Myers</td>
<td>□</td>
</tr>
</tbody>
</table>

☐ Consent Agenda  ✔ Regular Agenda

CERTIFICATION

The undersigned hereby certifies that:

The attached resolution is a true and correct copy of the resolution as finally adopted at a Board Meeting of the Prosper Portland Commission and as duly recorded in the official minutes of the meeting.

Date:
September 13, 2019

Pam Feigenbutz, Recording Secretary