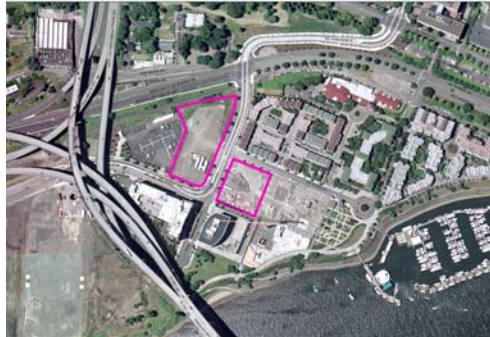


DEVELOPMENT OPPORTUNITY RIVERPLACE PARCELS 8 & 3

offered by the Portland Development Commission
222 NW 5th Avenue, Portland, OR 97209 www.pdc.us



- **Exceptional location in RiverPlace waterfront area**
- **Gateway to South Waterfront district**
- **4:1 FAR with potential for 7:1 FAR with bonuses**

*Investing in
Portland's Future*

PDC
PORTLAND
DEVELOPMENT
COMMISSION

RFP #06-26

RIVERPLACE PARCELS 8 & 3

offered by the Portland Development Commission
Submittals due to PDC April 6, 2007 by 4:00 pm



- **SITE LOCATION:** Corner of SW River Drive and SW River Parkway
- **SITE SIZE:** Parcel 8: 48,352 SF / Parcel 3: 91,476 SF
- **PROPERTY ID:** Parcel 8: R238253 / Parcel 3: R273073
- **ZONING:** CXdg: Central Commercial w/ Design Review, Greenway overlays
- **FAR:** 4:1, potential for 7:1 with bonuses
- **HEIGHT:** 150 ft
- **PLAN DISTRICTS:** Central City District and Downtown Sub-District
- **ENVIRONMENTAL:** Parcel 8 Environ. Remediation completed Dec. 2006

This Request for Proposals (“RFP”) invites proposals from developers interested in purchasing and redeveloping Parcel 8. It is the intention of PDC to remain flexible on the development program for Parcel 8 and to allow a mix of residential and/or commercial (office or retail) uses, as permitted by the CX zoning. However, the proposal must comply with PDC design and development requirements as described in the RFP and the predominant use must be private taxable development.

The Developer selected under this RFP will enter into a Memorandum of Understanding for an exclusive negotiation period. The MOU will describe the mutually agreed upon schedule and process for arriving at a final development and design concept, leading to the preparation and execution of a Detailed Development Agreement, which will outline in detail the terms and conditions of the real property conveyance and the development project.

Selected Developer Opportunity – Parcel 3 First Right of Offer

The selected developer will have the opportunity for a First Right of Offer on RiverPlace Parcel 3. Parcel 3 is a 2.10 acre property located across SW River Parkway from Parcel 8. Program requirements for Parcel 3 will include 100 units of affordable housing and ground floor retail, with a strong preference for a grocery store.

For more information, contact: Geraldene Moyle, Project Manager, 503-823-3420, MoyleG@pdc.us

The Request for Proposal is available at: <http://www.pdc.us/login/welcome.asp#opennotices>