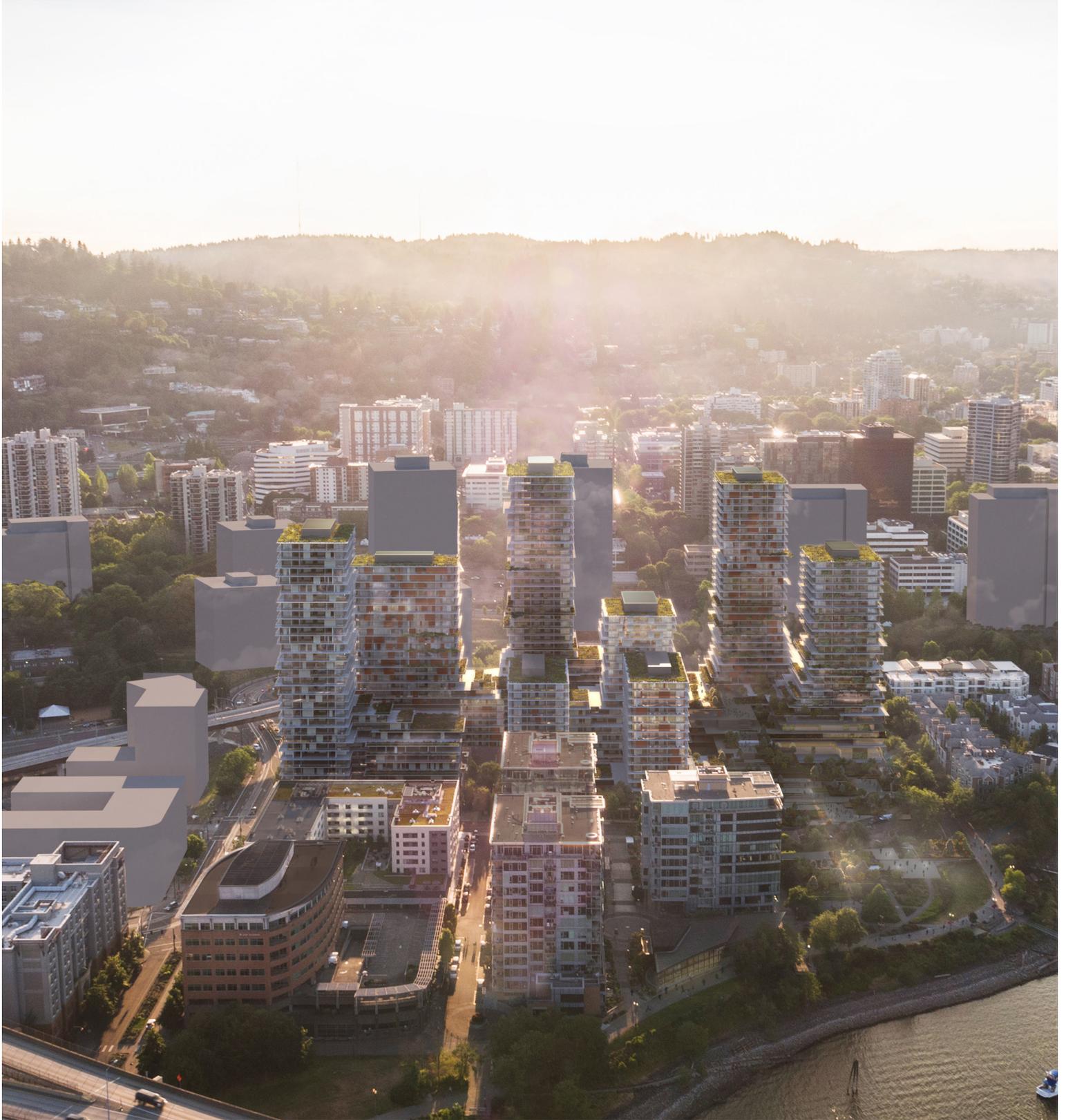


MIXED-USE



Waterfront Development

1811 SW RIVER DR
PORTLAND, OR 97201



PROPERTY - AT A GLANCE

Lot Size

8 ACRES

Proposed Height

325 FT. | 250 FT. | 150 FT.

Planned Sq Ft

3 MILLION

Architects

KENGO KUMA
GBD ARCHITECTS

Transit Score

88

Bike Score

90



FEATURED AMENITIES

Supplementing the neighborhood with added density of varied uses will ultimately provide a truly complete neighborhood making it lively and dynamic.

The Waterfront is an already unique area within Portland and the redevelopment intends to create memorable architecture and provide something truly unique and special. The redevelopment will result in Portland's next great neighborhood and a destination for all.

Portland has limited, true public access to the Willamette River, despite the river flowing through the middle of the city. The redevelopment of the waterfront intends to support those existing connections and make them stronger and more accessible to all.

Spaces will be re-vitalized through the addition of a mixed-use neighborhood that is supplemented with more residents and office workers. The dense development would provide a vibrancy to the area year round.

The proposed redevelopment would bring a mix of uses that would support a livelier, connected neighborhood. The development could become the neighborhood center that is much needed, complete with large open spaces, class-A office space, multi-family residential, and hotel all along Portland's waterfront.

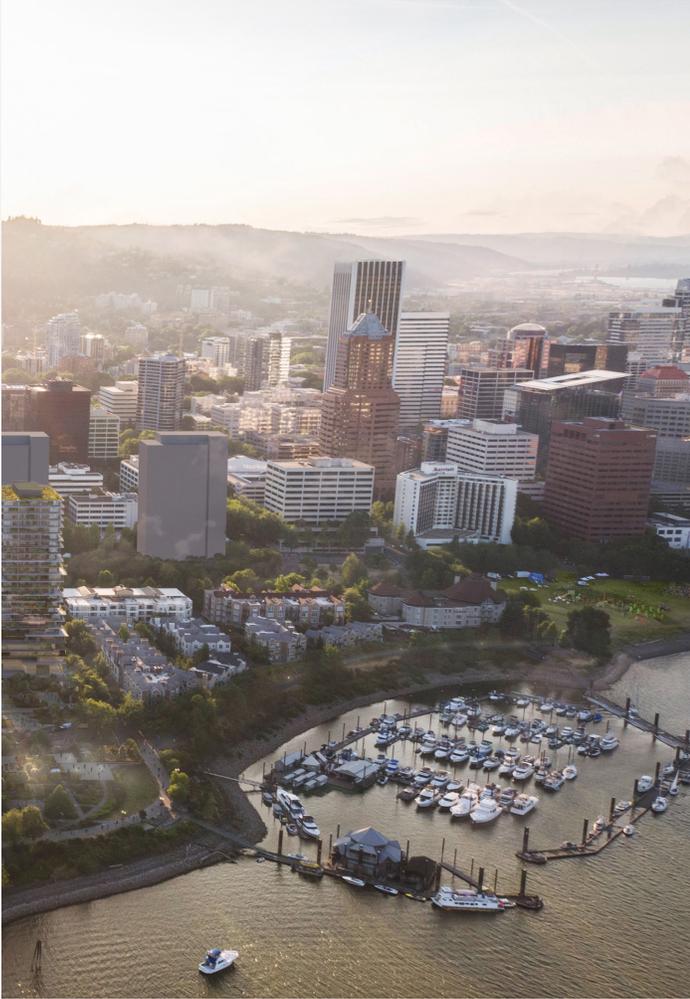
Waterfront Development

DYNAMIC MIXED-USE DEVELOPMENT REIMAGINING THE PORTLAND WATERFRONT

The Waterfront is a dynamic mixed-use development reimagining an existing neighborhood in the heart of downtown Portland. It offers a rare 8-acre site, 9:1 FAR (floor area ratio), more than 3 million gross square feet planned, building heights up to 325 feet, and exclusive access to the Riverplace Marina. This quality destination of commercial office, mixed-use residential, hotel, and new publicly accessible open space is designed by world-renowned Kengo Kuma and Associates and GBD Architects. The neighborhood

around the Waterfront site has many elements of a complete neighborhood but the challenge of being underutilized. Waterfront will revitalize the area for generations to come with increased engagement of the Willamette River and marina, a diverse resident population, an increased thoroughfare of vehicle, bicycle, and pedestrian traffic, exceptional retail with food and beverage options, and a stylish/luxury neighborhood hotel. The Waterfront development will invite the public to be a part of its success in creating Portland's true connection to the river.



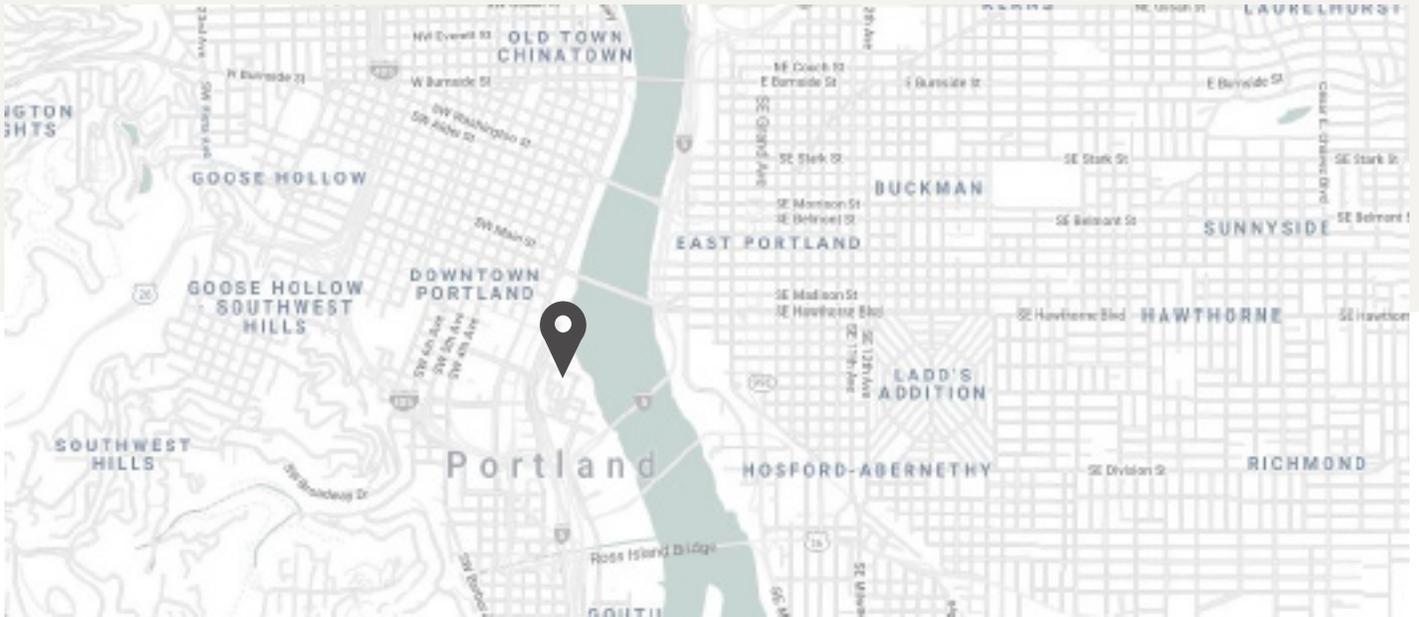


LOCATION HIGHLIGHTS

The waterfront is a premier location in Portland, centrally located a block from the Willamette River, served well by transit (Portland regional MAX system, the streetcar, and bus), a bike boulevard, and easy access to I-5 and I-405 freeways.

The neighborhood around the waterfront site has many elements of a complete neighborhood with office buildings, three hotels, both for-rent and for-sale housing, open space along the Willamette river's edge, great transportation infrastructure, and retail.

Recreation and entertainment opportunities around the neighborhood are focused on nature and being outside along the Willamette River including cycling, walking and jogging along the waterfront, boating at the Marina, kayaking and swimming from Poet's Beach, and dining in the cafes and restaurants along the waterfront. During the warmer summer months, the waterfront is among the most densely populated places in the city with some of Portland's largest events hosted nearby such as the Waterfront Blues Festival, Bite of Oregon, Rose Festival, and the Oregon Brewer's Festival.



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