SOUTH WATERFRONT

2016 CENTRAL DISTRICT PLAN

BLOCK 26B EAST BLOCK BLOCK CENTER FOR HEALTH & **BLOCK** HEALING ROOD FAMILY PAVILION **BLOCK**

BLOCK 23 Lot Area: 74,928 SF Base + Overlay FAR: 449,568 GSF 674,352 GSF Max FAR:

BLOCK 27 75,395 SF Lot Area: Base + Overlay FAR: 452,370 GSF 678,555 GSF Max BGSF:

BLOCK 33

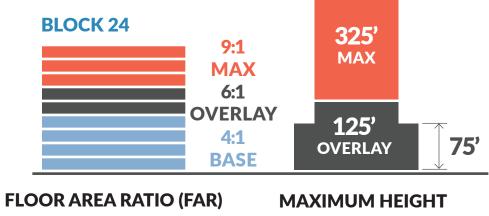
Lot Area: 92,347 SF Base + Overlay FAR: 554,082 GSF 831,123 GSF Max FAR

BLOCK 26B EAST 28,750 SF Lot Area: 172,500 GSF Base + Overlay FAR: **Max FAR** 258,750 GSF

BLOCK 24

38,500 SF Lot Area: Base + Overlay FAR: 231,000 GSF 346,500 GSF Max FAR:

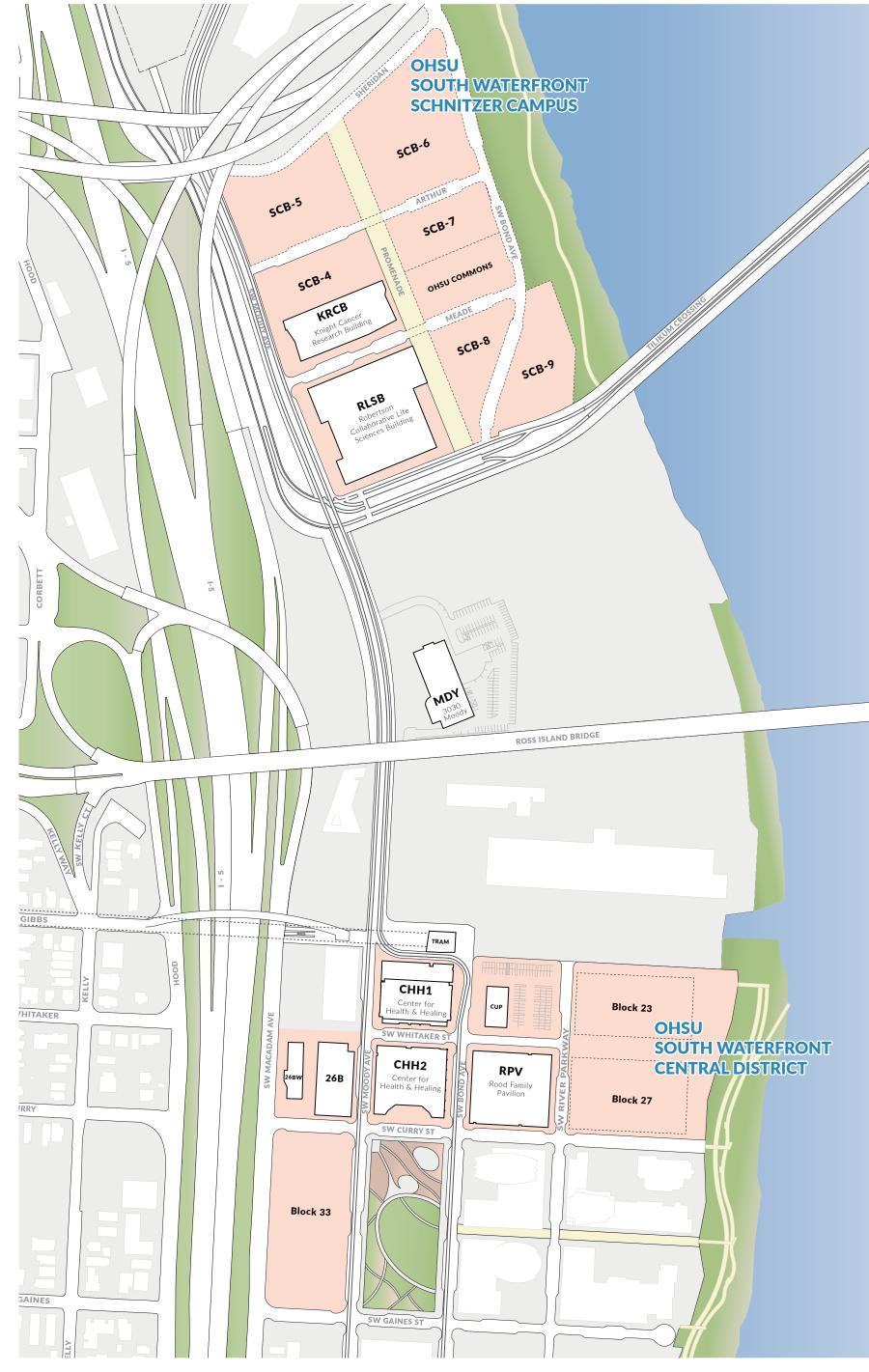
BLOCK 23 Cannot be used 150' **BLOCK 27** from Bank Line MAX 5:1 OVERLAY √75' for 125' from Bank Line OVERLAY BLOCK 33 **OVERLAY**





BLOCK

OHSU's South Waterfront Central District Plan was developed as part of an internal process to understand the development potential as it relates to block size, site access, regulatory frameworks, and other conditions. These materials do not reflect approved projects, and are used to help inform ongoing planning processes.



South Waterfront Context Map

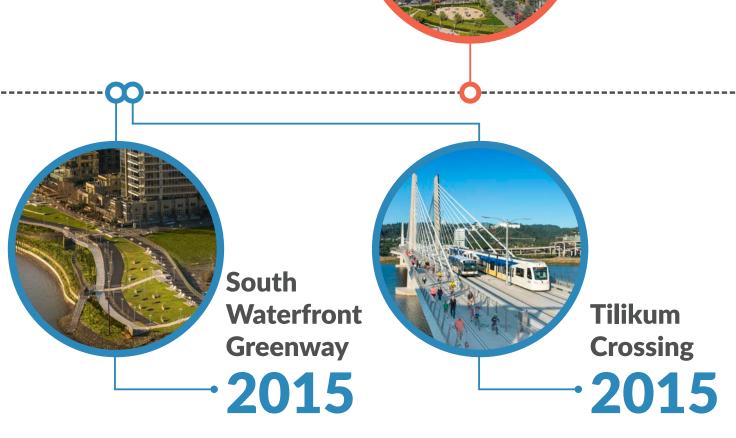
SW GAINES ST. Future Build-Out Perspective Rendering Site Plan



Portland Aerial

Tram

2006



2018

& Healing 2

Rood Family

Pavilion

Center for Heath

- **BLOCK**
 - + not dependent on street extensions
 - + large site with parking capacity potential
 - + could be phased
 - need to negotiate access from Macadam Avenue
- + existing structures for interim

BLOCK

- + completes contiguous property between Block 33 & CHH
- limited site access from Macadam or Moody Avenues
- + close to existing medical services
- + connects to tunnel
- less street frontage & Zidell property to the north
- front door dependent upon Gibbs Street completion
- + large site

BLOCK

- + on the river
- + connects to parking garage below block 24
- less street frontage & Zidell property to the north
- front door dependent upon Gibbs Street completion

- + new loading dock
- + parking garage built in sequence
- + large site
- + on the river
- + connects to parking garage below block 24
- less street frontage & Zidell property to the north
- front door dependent upon Gibbs Street completion

