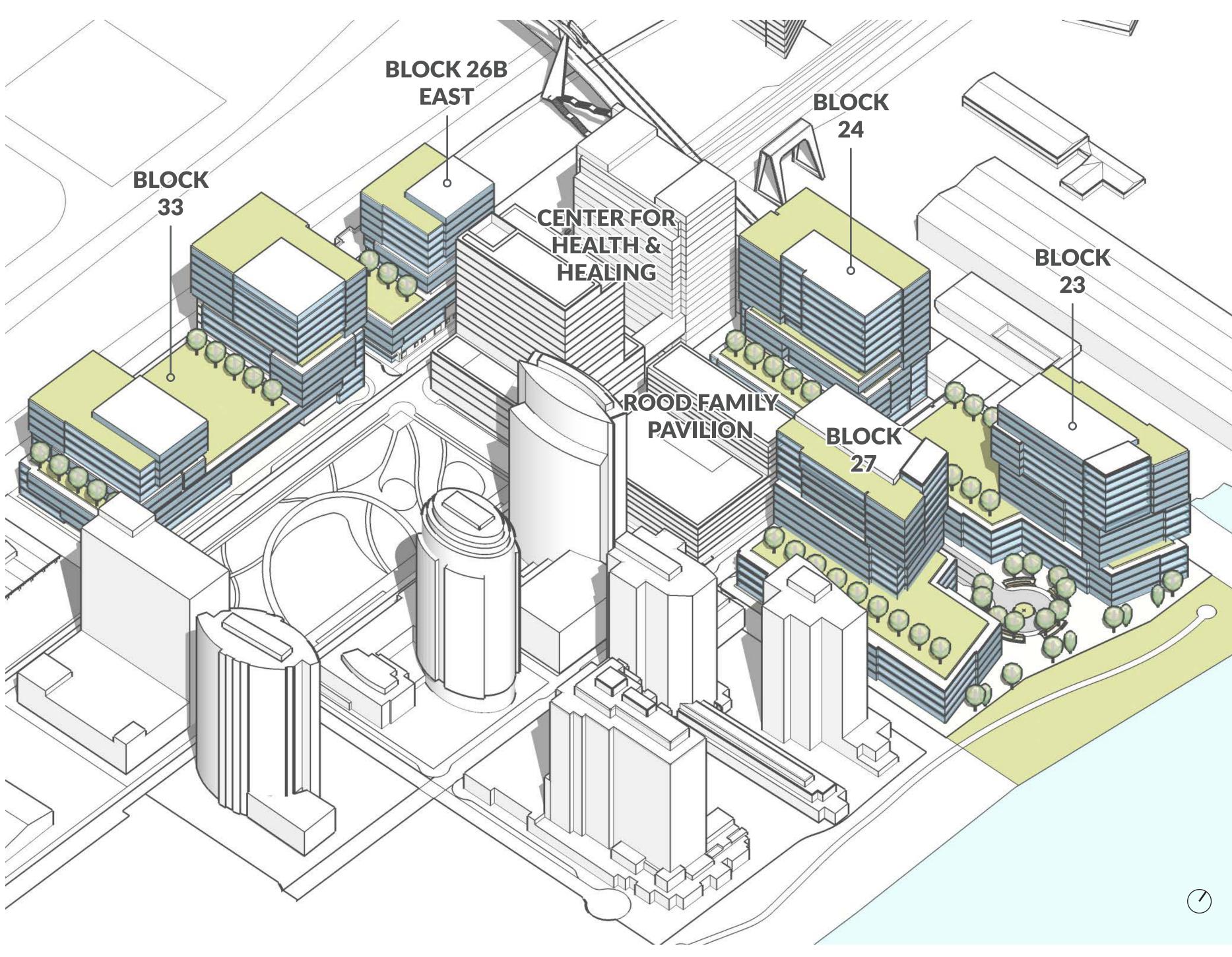
SOUTH WATERFRONT CENTRAL DISTRICT

2016 MASTER PLAN



BLOCK 23 Lot Area:

Max FAR:

74,928 SF Base + Overlay FAR: 449,568 GSF 674,352 GSF

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

BLOCK 33

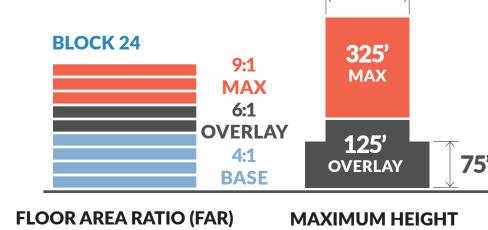
Lot Area: 92,347 SF Base + Overlay FAR: 554,082 GSF 831,123 GSF **Max FAR**

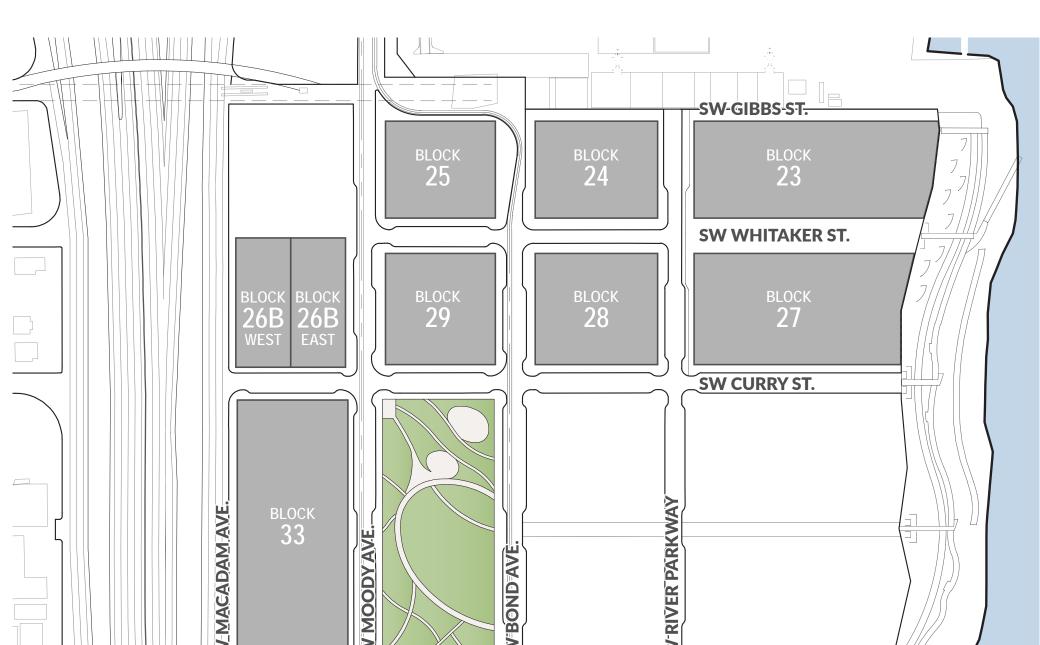
BLOCK 26B EAST 28,750 SF Lot Area: Base + Overlay FAR: 172,500 GSF 258,750 GSF **Max FAR**

BLOCK 24 Lot Area:

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

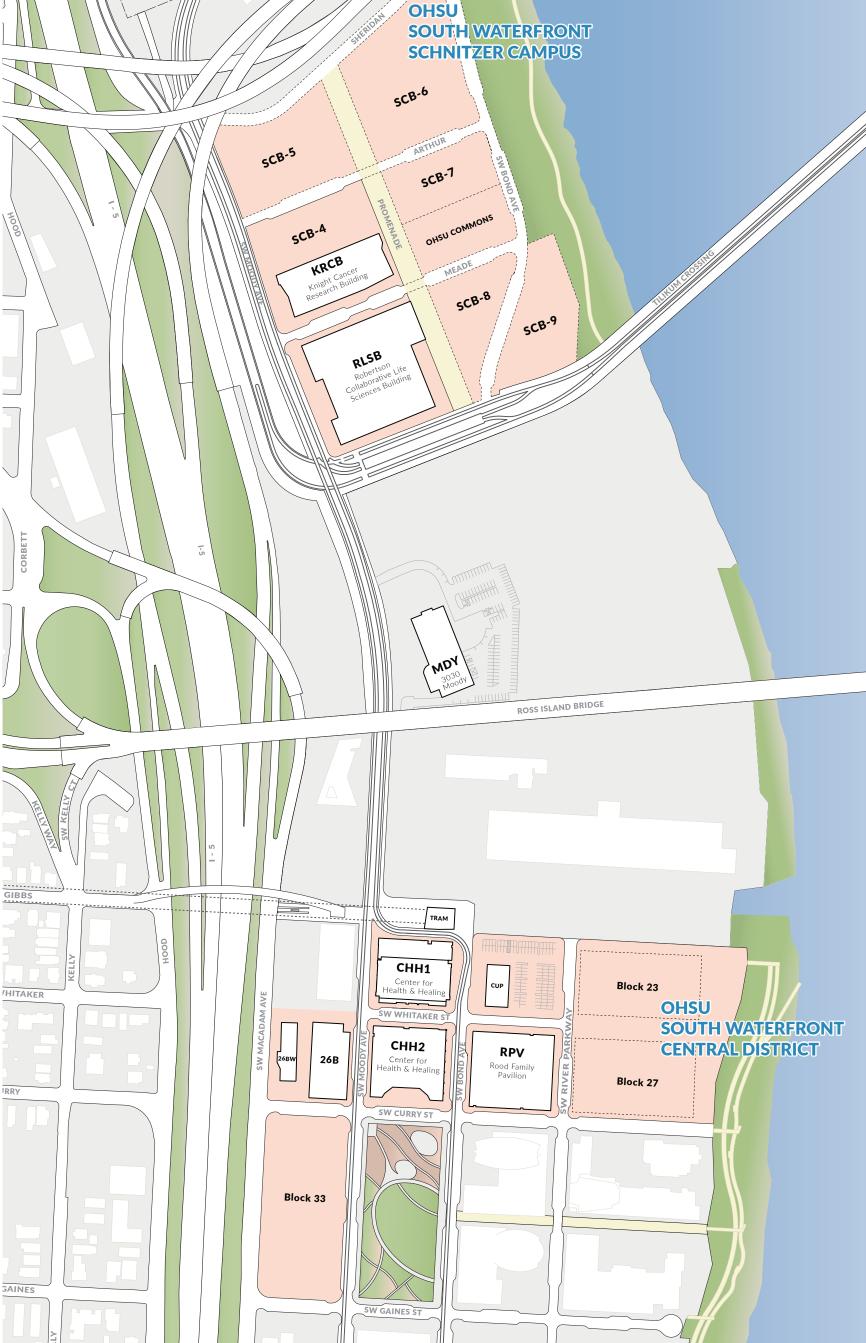
BLOCK 23 √75' for 125' from Bank Line OVERLAY





BLOCK

planning processes.



OHSU's South Waterfront Central District Master 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

South Waterfront Context Map

Future Build-Out Perspective Rendering



2018

- + not dependent on street
- + large site with parking capacity potential
- + could be phased

extensions

BLOCK

 need to negotiate access from Macadam Avenue

BLOCK

Site Plan

- + existing structures for interim
- + completes contiguous property between Block 33 & CHH
- limited site access from Macadam or Moody Avenues
- + close to existing medical services

SW GAINES ST.

- + 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



- South Waterfront Central District
- South Waterfront