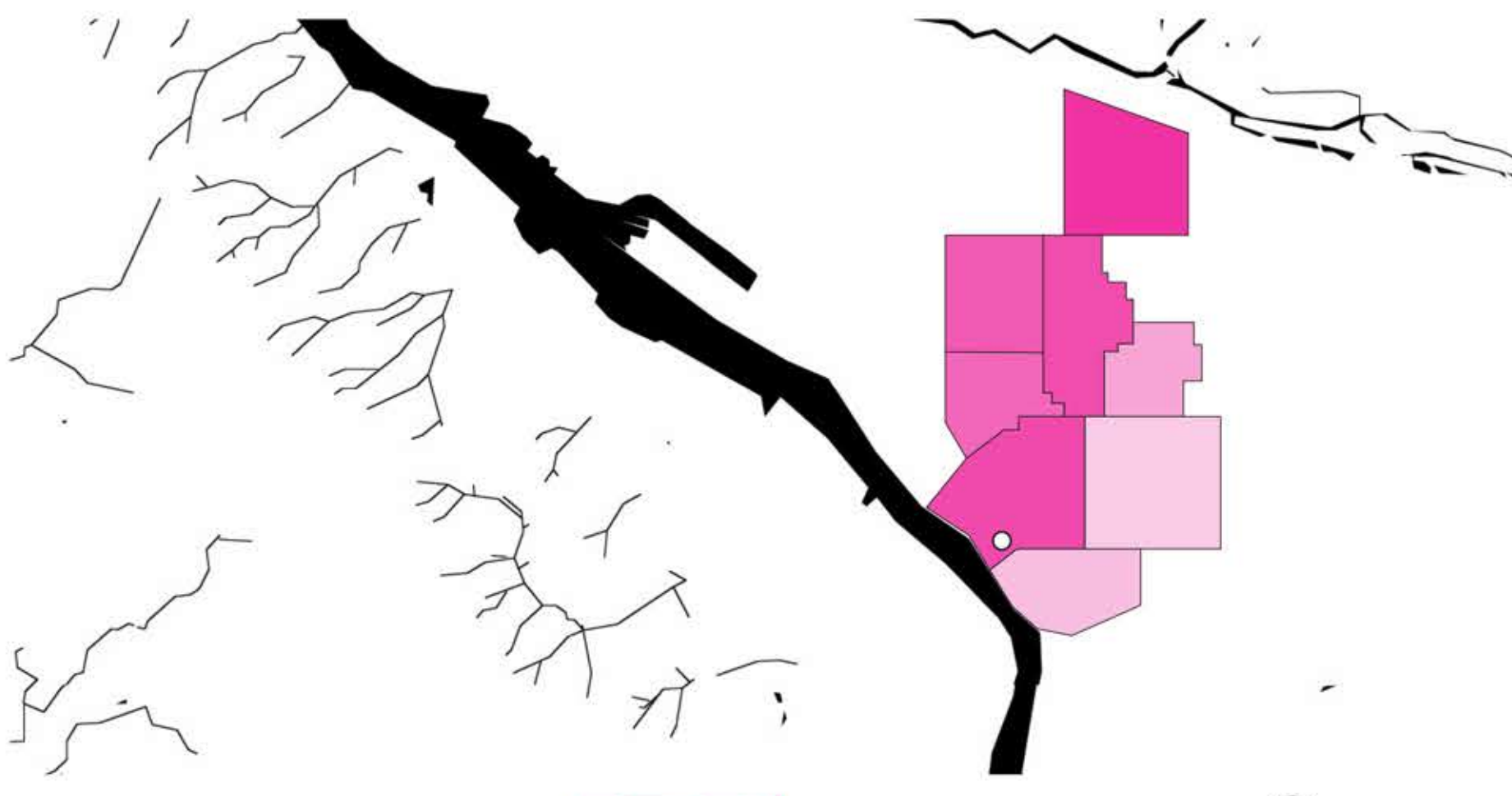
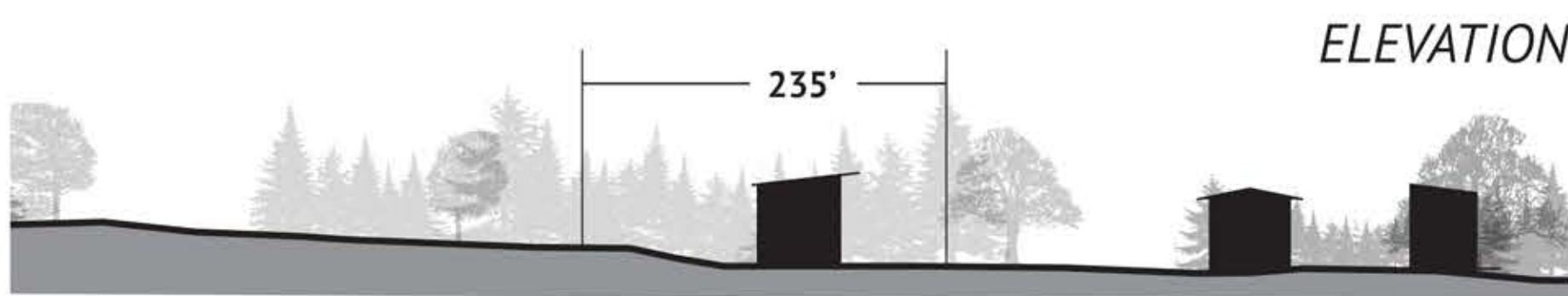
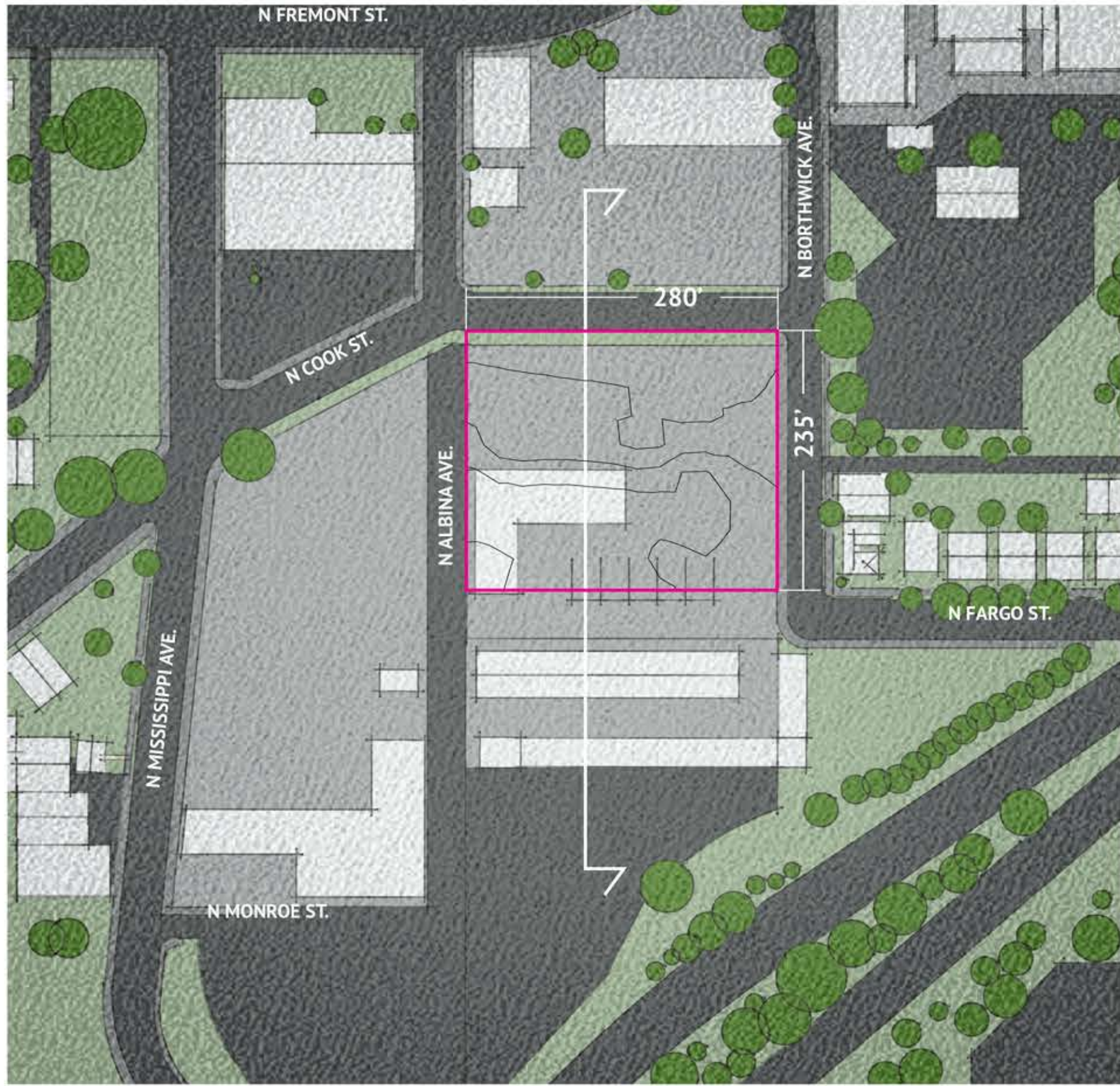


A PLACE TO BE



SITE ANALYSIS VEGETATION + 5' TOPOGRAPHY

725 N Fargo Street



5 30 % BLACK RESIDENTS ○ LOCATION
LOCATION AND HISTORIC NEIGHBORHOODS

KEY DATA

OWNER: City of Portland
 TYPE: Garage
 LOT SIZE: 1.5 Acres/65,518 ft²
 MAX F.A.R.: No Restriction
 MAX HEIGHT: No Restriction
 SETBACKS: No Restriction
 ZONING: IG1
 OVERLAY: HWY Corridor
 WALKABILITY: 84/100
 NEIGHBORHOOD: Boise
 TRANSIT: BUS 4
 VALUATION: \$1.88m

USE/SERVICES

Parcel is a sand and gravel lot for Portland Maintenance Bureau with plow/truck parking and storage space.
 Part of larger campus for road works.

OPPORTUNITIES

- MASTER-PLANNING OF ADJACENT LOTS
- LARGE LOT
- LITTLE NATURAL SPACE IN VICINITY
- ZONING OFFERS GREATER FLEXIBILITY
- BROAD PROGRAMMATIC SPECTRUM
- ELEMENTARY SCHOOL
- VIEWS/PERCHED SITE

ENVIRONMENT

CLIMATE ZONE: 4
 SUN ANGLE:
 Summer - 68°
 Winter - 22°
 PREVAILING WINDS
 Summer - NNW
 Winter - ESE

RISKS

- NON-CENTRAL LOCATION
- INCLIMT WEATHER SERVICES
- MINIMAL TRANSIT
- LOWER DENSITY
- EXACERBATING GENTRIFICATION
- ON AN 'ISLAND' DUE TO ADJACENT LOTS
- LACK OF VISUAL PRESENCE

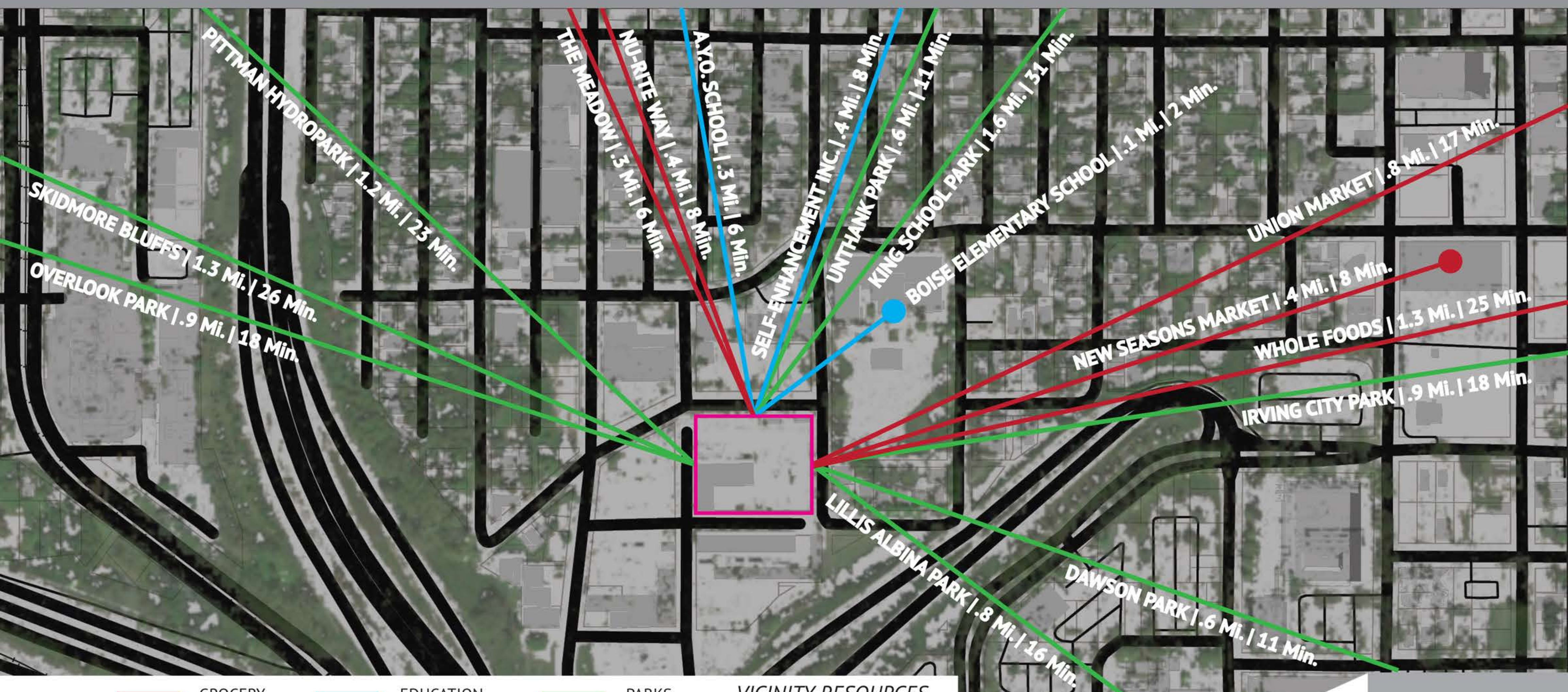
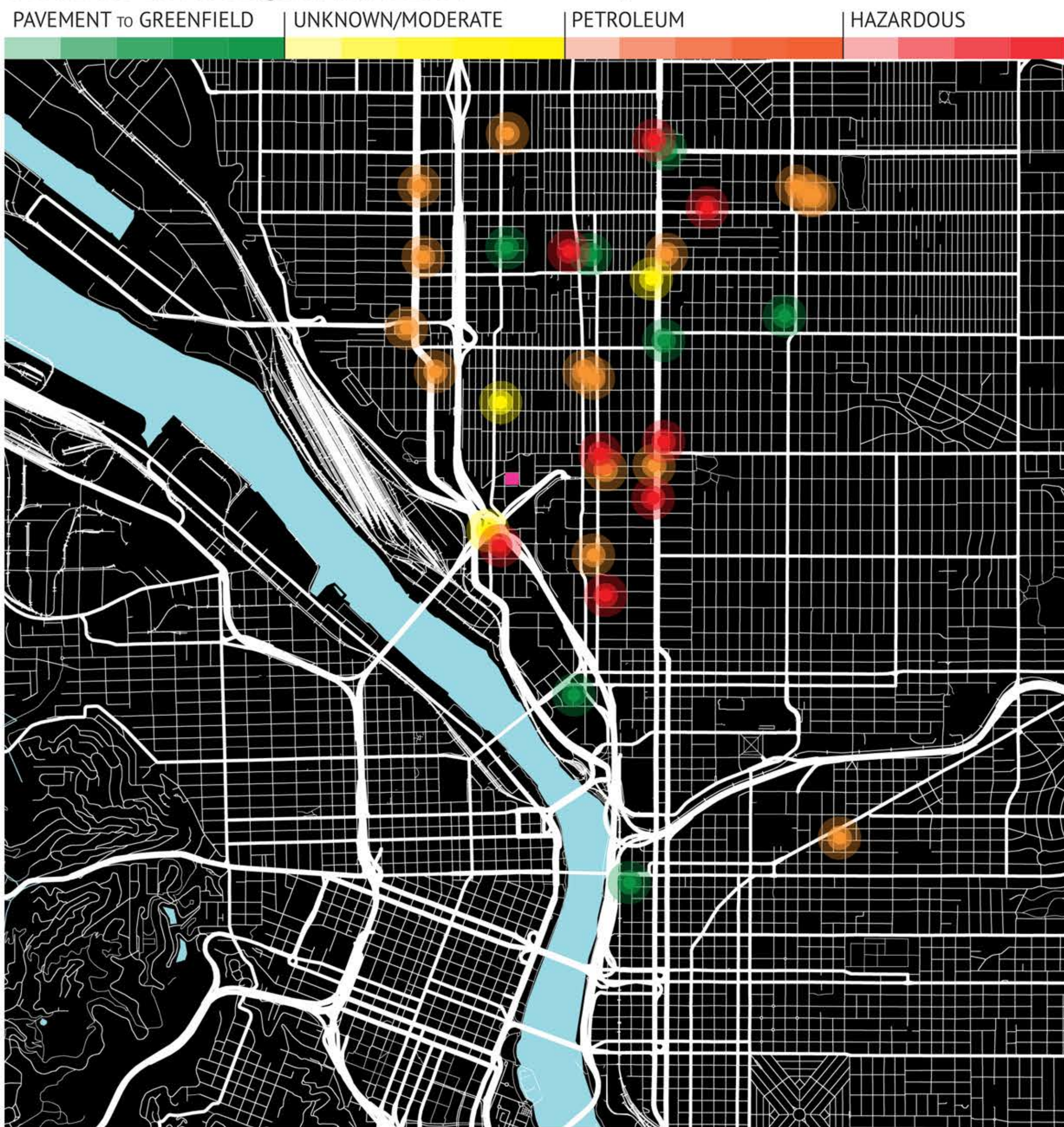
CULTURE

Nearby Legacy Emanuel Medical Center historically significant to project purpose.
 Boundary zone of single-family neighborhood with industrial remnants.

QUALITIES

SLOPED VAST
 CLEAN SOIL
 PERCHED BRIDGE
 VIEWS HIP
 CALM SCHOOL
 BREWERY VESTIGE
 INDUSTRIAL
 UNDER-UTILIZED

PORTLAND EPA & DEQ BROWNFIELDS | ADDRESSED AND/OR REMEDIATED



— GROCERY — EDUCATION — PARKS VICINITY RESOURCES