

Charrette Tour Stops

1 Hollywood Transit Station

Lot size 35,000 SF, zoned CXd, FAR 7:1 and 120' height. Estimated development floor plate up to 30,000 SF

2 Hollywood Station/ 24-Hour Fitness

3-story 76,500 SF retail and office, 4-story 277 space pkg structure, future 5-story 97,350 sf office building approved to east

3 Providence Health Systems Office Park

6-story, 238,000 sf office w/ ground floor cafe and credit union. Open space bonus 800+ pkg structure underground. 1000 employees

4 Site #3: Trader Joe's

Lot size 75,000 sf, existing building size 21,000 sf. Required half housing for new development, potential FAR 7:1 and 100'

5 Hollywood Theatre

Hollywood District icon and namesake. Operated by non-profit Film Action Oregon

6 Site #7: US Bank

Lot size 45,000 sf, existing storefronts, development potential FAR 3:1, height 45', 65' possible with residential bonus

7 Whole Foods/ Beverly Condos

6-story mixed use with ground floor grocery and bank branch, with 265 pkg spaces & 50 courtyard style condos above

8 Hollywood Library/ Bookmark Apts

13,200 sf library, 815 sf retail and 47 apartments above

9 Hancock 40 Building

Built in 2003 with 8 townhouse condos over 5,000 sf retail and parking. Lot size 10,000 sf

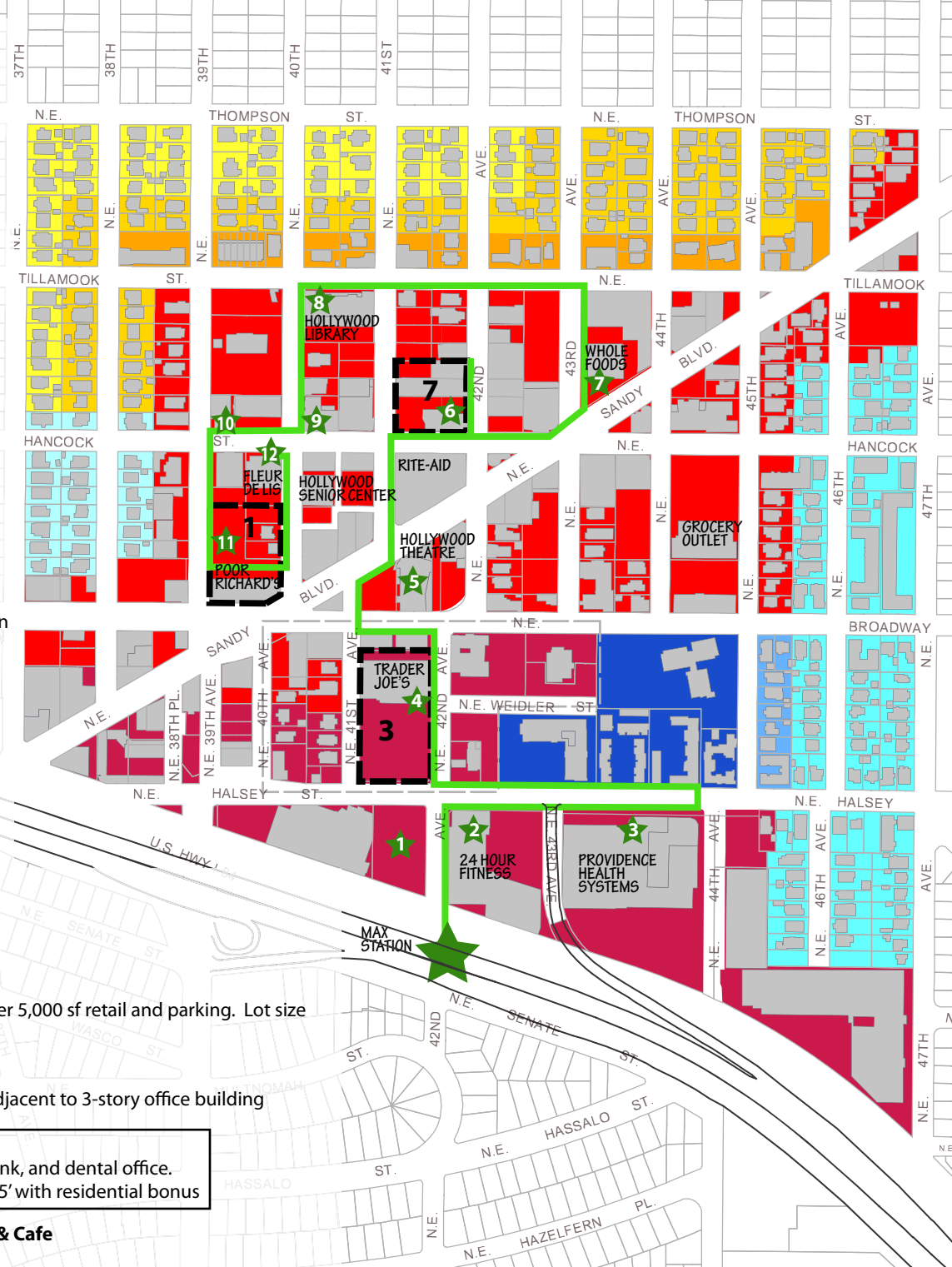
10 Timberlake Condos

5-story luxury condos with corner retail, adjacent to 3-story office building

11 Site #1: Poor Richard's

Lot size 54,000 sf, existing restaurant, bank, and dental office. Development potential 3:1, height 45', 65' with residential bonus

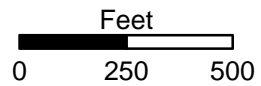
12 Charrette Location: Fleur de Lis Bakery & Cafe



Rail-Volution Hollywood Urban Park Charrette: Zoning and Tour

- Residential 5,000
- Residential 2,500
- Low Density MD 2,000
- Medium Density MD 1,000
- High Density Residential
- Central Residential
- Potential Urban Park Locations
- Building Footprints
- Required Residential
- Office Commercial
- Storefront Commercial
- Central Commercial

October 19, 2010



★ Tour Route with Stops

* all commercial zones allow residential