

ANKENY
— BLOCKS —
PORTLAND  OREGON

A UNIQUE DEVELOPMENT OPPORTUNITY IN THE
HEART OF DOWNTOWN PORTLAND

Downtown Development Group | theankenyblocks.com | ddgportland.com

PRIDE OF OWNERSHIP. PRIDE IN OUR CITY.

Our family has been fortunate enough to call Portland home for four generations. We have always viewed our investments in Portland real estate as exactly that, an investment aimed at bettering a city that we care deeply about. As Portland has gained prominence as one of the nation's strongest real estate markets, we are excited about the city's trajectory and the abundant opportunities that lie ahead. No opportunity are we more excited about than the one presented in the "Ankeny Blocks". Ideally located in the middle of downtown Portland, the Ankeny Blocks serve as the city's perfect platform for transformative large-scale development.

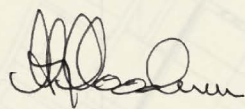
We believe that urban densification is here to stay: people, particularly young creative individuals, prefer to live and work downtown. Portlanders are no exception – they would much rather spend their time enjoying the city's nationally renowned culinary, scenic, and outdoor offerings than battling traffic during their daily commutes! However, opportunities for large scale downtown development are few and far between. Developing a mixed-use, urban campus presents the painstaking challenge of assembling properties piecemeal. The Ankeny Blocks provide the unique opportunity to build millions of square feet upon 11 proximate land sites. In a city defined by its creativity, we view this as the ultimate creative opportunity: a chance to build a city-defining, multi-site project in the heart of Portland.

We are proud of our city. We take great pride in its past and given Portland's continued influx of dynamic, educated people, we are confident in its bright future. We look forward to discussing your proposed vision and deal structure for the Ankeny Blocks. A city on the rise awaits your grand plans.

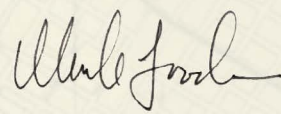
Respectfully,



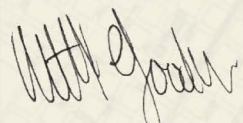
Doug Goodman
Founder



Greg Goodman
Co-President



Mark Goodman
Co-President



Matthew Goodman
Vice President



THE ANKENY BLOCKS

It's a city small enough to navigate on foot, yet close enough to all manner of epic landscapes to still feel just a little wild. Portlanders can wake up on a Saturday in March and choose between snowboarding, surfing, or high desert hiking, all within easy reach. Or they can stay in town and enjoy world-class farmers' markets, restaurants and this country's largest independent bookstore - all with a cost of living that easily glides under its sprawling counterparts to the north and south.

And in the center of downtown, situated on the banks of the Willamette River, there is an opportunity to build something that will enhance and redefine this beloved landscape. In a storied neighborhood that has seen men shanghaied onto ocean vessels, loggers drinking with hippies, doughnuts elevated to a hangover-curing religion and old brick arches and iron-clad columns snuggling up to aluminum-skinned LEED buildings, is an amazing opportunity.

Here in this confluence of ideas and action, sits the neighborhood that is perhaps the most "Portland" of all.

FUTURE PORTLAND: INNOVATION AND INDUSTRY AT THE CITY'S HEART



PRESENT



Ankeny Blocks, south facing angle

DEVELOPMENT SITE POTENTIAL

Renderings are for demonstration purposes only



ANKENY BLOCKS
TODAY:
COBBLESTONES,
COFFEE SHOPS,
CREATIVE
SPACES & CRAFT
COCKTAILS



GRIT, GLASS AND
BOUNDLESS
OPPORTUNITY

PRESENT



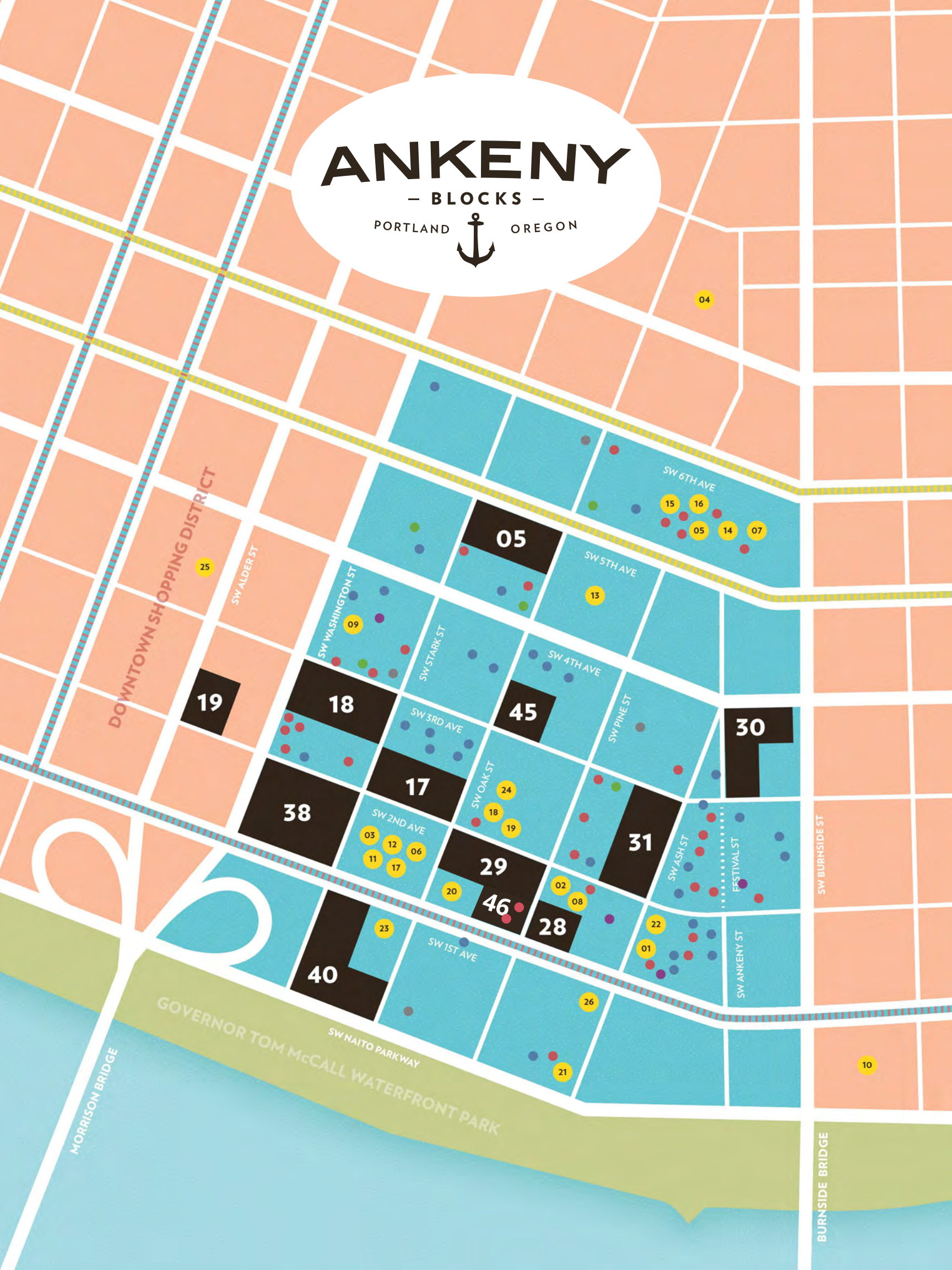
Looking West from Naito Parkway on SW Stark Street



FUTURE POSSIBILITIES OF SW STARK STREET

ANKENY

— BLOCKS —
PORTLAND OREGON

ANKENY BLOCKS - DEVELOPMENT OPPORTUNITIES

05 **Block 05** Lots 5-8, Portland Addition
FAR: 15:1 bonusable to 18:1⁽¹⁾
Height: 460 Feet
Zone: Commercial/Residential
Land: ~20,000 S

17 **Block 17** Lots 1-4, Portland Addition
FAR: 9:1 bonusable to 12:1⁽¹⁾
Height: 460 Feet
Zone: Commercial/Residential
Land: ~19,000 SF

18 **Block 18** Lots 5-8, Portland Addition
FAR: 9:1 bonusable to 12:1⁽¹⁾
Height: 460 Feet
Zone: Commercial/Residential
Land: ~20,000 SF

19 **Block 19** Lots 3-4, Portland Addition
FAR: 9:1 bonusable to 12:1⁽¹⁾
Height: 460 Feet
Zone: Commercial/Residential
Land: ~10,000 SF

28 **Block 28** Lots 3-4 Excluding 32.96', Portland Addition
FAR: 4:1 bonusable to 7:1
Height: 75 Feet
Zone: Commercial/Residential
Land: ~15,000 SF

29 **Block 29** Lots 5-8, Portland Addition
FAR: 4:1 bonusable to 7:1
Height: 75 Feet
Zone: Commercial/Residential
Land: ~19,000 SF

30 **Block 30** TL 1000, TL 1100, Couch's Addition
FAR: 9:1 bonusable to 12:1⁽¹⁾
Height: 130 Feet
Zone: Commercial/Residential
Land: ~17,000 SF

31 **Block 31** Lots 1, 2, 7, 8, Portland Addition
FAR: 4:1 bonusable to 7:1
Height: 75 Feet
Zone: Commercial/Residential
Land: ~19,000 SF

38 **Block 38** Lots 1-8, Portland Addition
FAR: 9:1 bonusable to 12:1⁽¹⁾
Height: 325 Feet
Zone: Commercial/Residential
Land: ~38,000 SF

40 **Block 40** Lots 1-6, Portland Addition
FAR: 4:1 bonusable to 7:1⁽¹⁾
Height: 250/75 Feet
Zone: Commercial/Residential
Land: ~30,000 SF

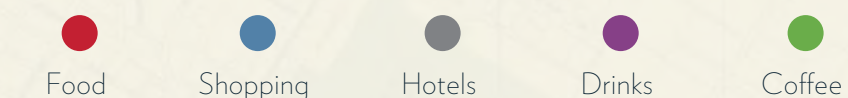
45 **Block 45** Lots 3-4, Portland Addition
FAR: 9:1 bonusable to 12:1⁽¹⁾
Height: 460 Feet
Zone: Commercial/Residential
Land: ~10,000 SF

¹ In addition to these maximum floor area ratios, the City's current zoning code allows projects within the Central City Plan District to ask for an increase in density through a Central City Master Plan ("CCMP"). If approved by the City, this CCMP would allow some sites within the CCMP area to exceed the maximum density as long as the total combined floor area for all sites in the CCMP area is within the maximum allowed for the plan area before any allocations.

A total of 11 sites, 5 acres, and millions of buildable square feet!

NEIGHBORHOOD AMENITIES

COLOR KEY



NOTABLE BUSINESSES

01	Airbnb	14	Miller Nash
02	Pine St. Market	15	Deloitte
03	Puppet Labs	16	KPFF Consulting Engineers
04	Elemental	17	Crowd Compass
05	Survey Monkey	18	Drupal
06	Aruba Networks	19	Sq1
07	New Relic	20	Walker Macy
08	Guidespark	21	M-Six
09	Squarespace	22	Design + Culture
10	University of Oregon Portland Campus	23	Hansa GCR LLC
11	U.S. Department of the Interior	24	Stoll Berne
12	U.S. Army Corp of Engineers	25	Conductive Technology Corp
13	Energy Trust of Oregon	26	Leopold Ketel

LIGHT RAIL





"WELL PORTLAND
OREGON AND
SLOE GIN FIZZ
IF THAT AIN'T LOVE
THEN TELL ME WHAT IS"

-LORETTA LYNN
FROM HER SONG 'PORTLAND, OREGON'

A large, illuminated sign for "Portland Onsen" is the central focus. The sign features a white silhouette of a leaping deer above the words "Portland Onsen" in a glowing, cursive font. The sign is set against a dark background with a view of a city skyline and a body of water at night. A water tower is visible in the background on the right side.

FRESH DESIGN
AMIDST THE
CLASSIC
BEAUTY OF
THE DISTRICT'S
ROOTS

PRESENT



Ankeny Blocks, SW 1st & Oak Street



FUTURE POSSIBILITIES OF SW OAK STREET



WITH
LIMITLESS
POTENTIAL,
PORTLAND
IS NOT JUST
A CITY, IT'S A
LAUNCH PAD

ANKENY

— BLOCKS —

PORTLAND  OREGON

CONTACT

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Downtown Development Group LLC and its affiliates have an ownership interest in approximately 60 properties, including nearly 30 pieces of undeveloped land in downtown Portland and more than 1,500,000 square feet of residential, industrial, retail, and office space located in and around the city's CBD. The company is owned by the Goodman Family who have been investing in Portland commercial real estate since 1955.



“MAKE NO LITTLE PLANS”

-DANIEL BURNHAM
RENOWNED ARCHITECT AND URBAN PLANNER