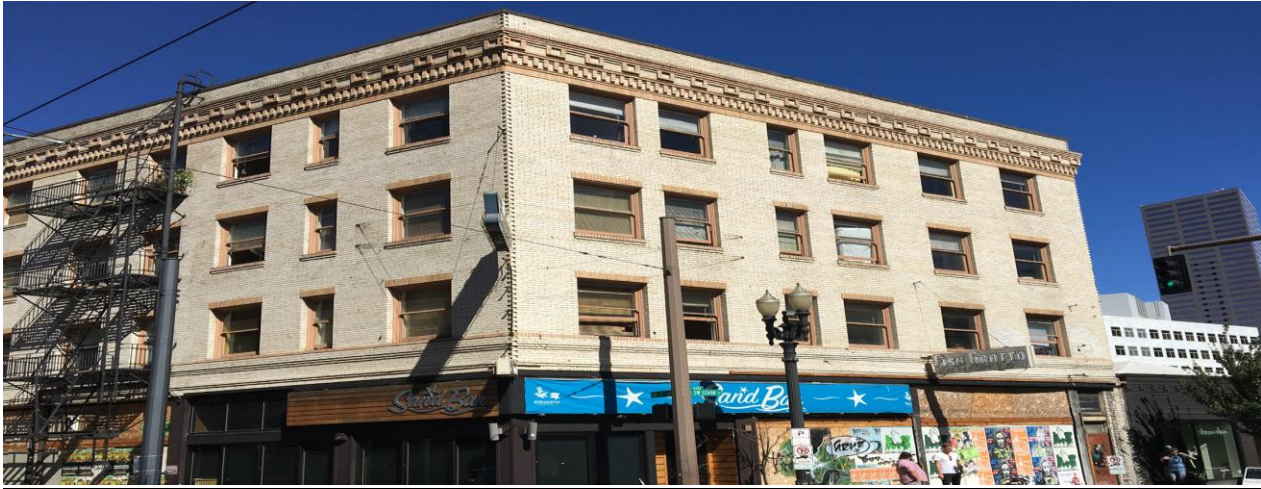


## Appendix O Site Profile - Joyce Hotel 322 SW 11<sup>th</sup> Avenue

Property ID	Address	Current Zoning	Site Size	Current Property Owner	Urban Renewal Area	Notes
R246177	322 SW 11 <sup>th</sup> Avenue	CX (d) Design Overlay	5,824SF	PHB	South Park Blocks	1912 Existing building ~21,064SF, including 69 SRO units and 4,000 SF ground floor commercial

- City of Portland Historic Resource Inventory Rank III
  - 120 Day Demo Delay
- Other requirements:
  - Seismic upgrades
  - State of Oregon Historic Review may be required
- Due diligence reports:
  - Phase I – Environmental Review
  - Hazardous Abatement Record
- Drawings of the building
  - Conceptual engineering study available for review
- Ground floor commercial condominium
  - Prosper Portland to own and pay for/finance warm shell and tenant improvements in condominium
  - Condominium transfer requirements to be negotiated with selected development team
  - Prosper Portland to direct and control leasing for commercial space(s)
  - Contemplated commercial space uses currently include retail and services, food sales including restaurant with alcohol sales and office space.

## Building Photos









## Location Map



