

ALTAMONT PARK DEVELOPMENT SITE

8901 SE Bristol Park Drive, Clackamas, OR



FOR SALE

FOR MORE INFORMATION, CONTACT:

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COMMERCIAL REAL ESTATE SERVICES

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.



PROPERTY INFORMATION

LOT SIZE

7.04 Acres (Gross)

ZONING

R-15, Clackamas County*

TOPOGRAPHY

Mixed; Flat on top, sloped on West end

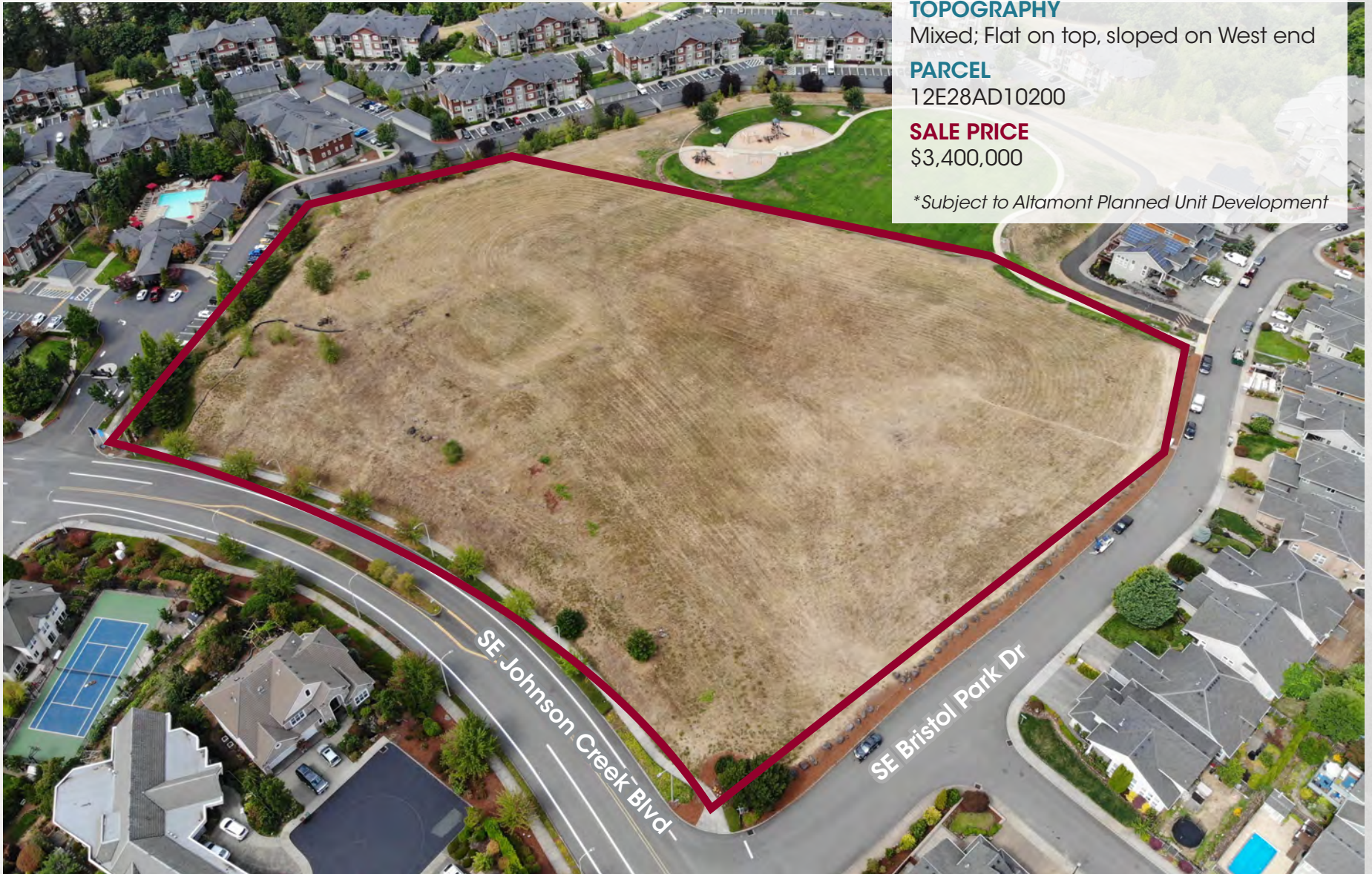
PARCEL

12E28AD10200

SALE PRICE

\$3,400,000

**Subject to Altamont Planned Unit Development*





PROPERTY SUMMARY

This parcel is truly unique in its location, size, view and neighborhood. The Altamont collection of neighborhoods is a master-planned development of single family, multi-family and attached dwellings. Views from the property are unmatched with a generally flat site with visibility of the Portland Central Business District skyline. Seller understands that various land use applications may be needed to ensure the intended development is entitled.





AREA DENSITY MAP



SLOPE ANALYSIS

- Highly Restricted Area (Slopes > 50% Grade)
- Moderately Restricted Area (Slopes 20 to 50% Grade)
- Open Space

Altamont ULDR Density:
Gross Site Area: 236.43 Acres
Less Apartment Area: 27.16 Acres
Gross Site LDR Area: 211.82 Acres

R-10 Area: 14.53 Acres
Gross Site Land Area (DLA) - 10,000 sq. ft.
R-15 Area: 106.65 Acres
R-15 District Land Area (DLA) - 15,000 sq. ft.
R-20 Area: 90.64 Acres
R-20 District Land Area (DLA) - 20,000 sq. ft.

R-10 Zoning Gross Site Area:
Gross Site R-10 LDR Area: 14.53 Acres
Less Street Area (1.8 Acres): 12.73 Acres Net Area

Unrestricted Area:
168,568 SF / 10,000 SF/Unit = 16.857 Units
Highly Restricted Area with Transfer from Open Space
3,650 SF x 100% / 10,000 SF/ Unit = 0.365 Units
Moderately Restricted Area with Transfer from Open Space
308,868 SF x 100% / 10,000 SF/Unit = 30.887 Units
Highly Restricted Area Developed
6,856 SF x 0% = 0 Units
Moderately Restricted Area Developed
65,577 SF x 50% / 10,000 SF/Unit = 3.279 Units
Total R-10 Base Density = 51.388 Units

R-15 Zoning Gross Site Area:
Gross Site R-15 LDR Area: 106.73 Acres
Less 15 percent Street Area: 90.72 Acres Net Area

Unrestricted Area:
2,581,405.2 SF / 15,000 SF/Unit = 172.093 Units
Highly Restricted Area with Transfer from Open Space
26,649 SF x 100% / 15,000 SF/ Unit = 1.777 Units
Moderately Restricted Area with Transfer from Open Space
781,218 SF x 100% / 15,000 SF/Unit = 52.081 Units
Highly Restricted Area Developed
50,209 SF x 0% = 0 Units
Moderately Restricted Area Developed
512,282 SF x 50% / 15,000 SF/Unit = 17.076 Units
Total R-15 Base Density = 243.027 Units

R-20 Zoning Gross Site Area:
Gross Site R-20 LDR Area: 90.63 Acres
Less Street Area 400,711 SF = 3,547,132 SF (81.43 Acres) Net Area

Unrestricted Net Area:
608,037 SF / 20,000 SF/Unit = 30.402 Units
Highly Restricted Area with Transfer from Open Space
160,060 SF x 100% / 20,000 SF/ Unit = 8.003 Units
Moderately Restricted Area with Transfer from Open Space
1,326,902 SF x 100% / 20,000 SF/Unit = 66.345 Units
Highly Restricted Area Developed
227,070 SF x 0% = 0 Units
Moderately Restricted Area Developed
1,225,063 SF x 50% / 20,000 SF/Unit = 30.627 Units
Total R-20 Base Density = 135.377 Units

Total Density Allowed:
R-10 Base Density - 51.388 Units
R-15 Base Density - 243.027 Units
R-20 Base Density - 135.377 Units
Total Base Density - 430 Units
10% Density Bonus for Park Dedication - 43 Units
Total ULDR Altamont Density Allowed - 473 Units

Existing Platted Density:
Altamont Phases 1 to 7: 316 Lots
Altamont North: 17 Lots
Altamont Graystone: 96 Units
Altamont 8 Approved Prelim. Plat: 32 Units
Total Developed and Approved Density: 461 Units
Unused Altamont Density: 12 Units

Note:
The MR-2 density would be calculated separately from the ULDR density. There are 440 apartments on that site. The area zoned MR-2 is 24.6 acres in area and, at the allowed density of one unit per 2,420 sq. ft. it would generate a maximum density of 443 units, excluding density bonuses. No density from that area is permitted to be transferred to ULDR areas of the site.

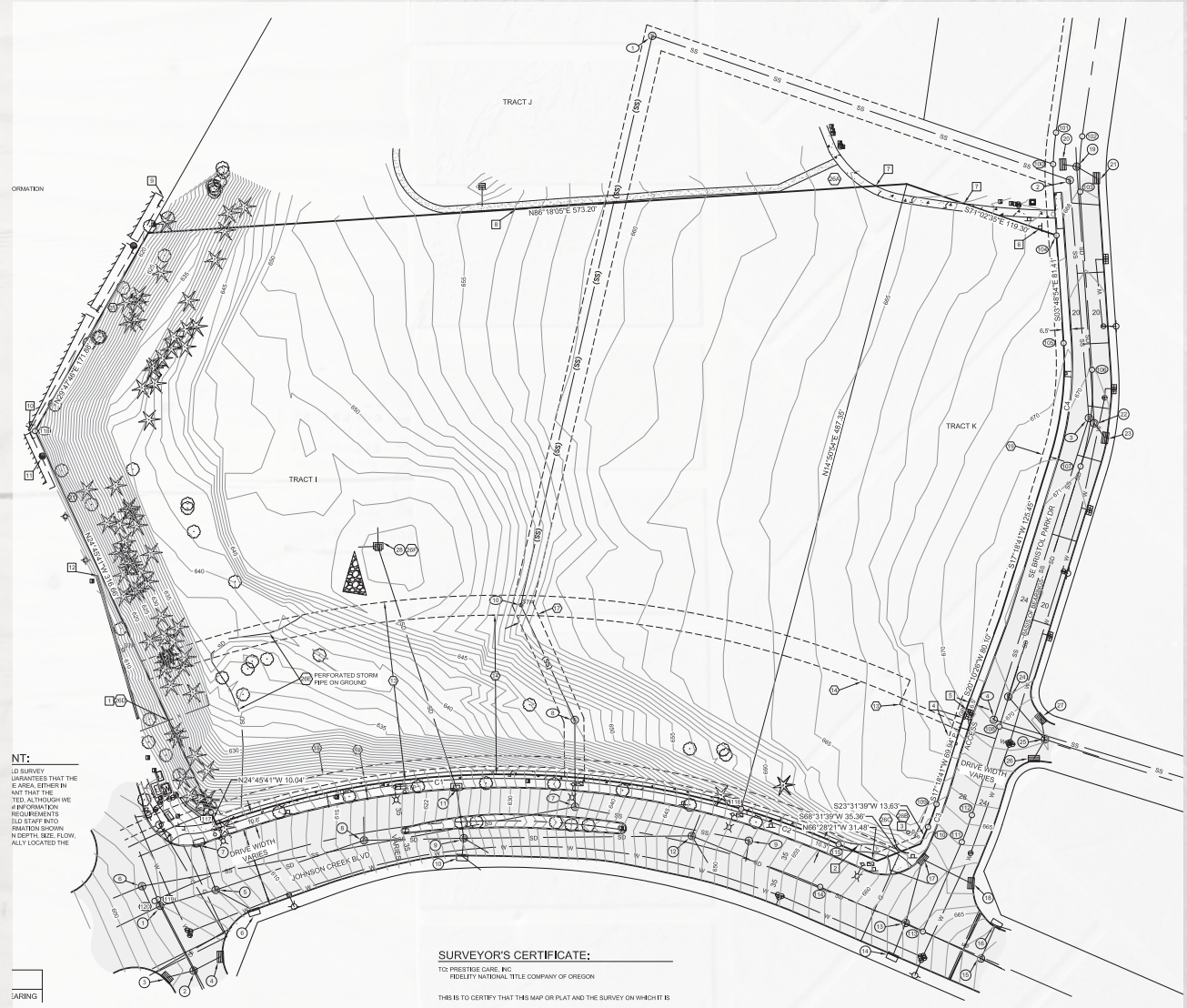




SAMPLE USES & SURVEY MAP

SAMPLE USES FOR SUBJECT PROPERTY (TO BEST OF SELLER'S KNOWLEDGE)

- **SINGLE FAMILY RESIDENTIAL:**
Up to 12 single family housesites.
- **CONVENIENCE/COMMERCIAL:**
The existing Clackamas County Zoning and Development Ordinance allows for 1-2 acres of Convenience Commercial uses in PUDs/ A modification of the PUD approval would be required.
- **SCHOOLS / CHURCHES:** A variety of other uses are allowed or conditionally allowed per Clackamas County Code.





DEMOGRAPHICS & LOCATION

DEMOGRAPHICS

	1 Mile	3 Miles
Population	11,271	138,389
Households	4,246	51,356
Median HH Income	\$64,948	\$59,416
Pop. Growth '18-'23	↑7.6%	↑7.0%
HH Growth '18-'23	↑7.5%	↑6.9%

