



OPPORTUNITY SITES

Properties / Tracts

- | | |
|----------------------|------------------------------|
| 1 Depot Park | 7 Overlook Tract |
| 2 GMB Tract | 8 Helen Althaus Park |
| 3 Hurford Tract | 9 Mayors Square |
| 4 Cerruti Tract | 10 Block 4 Tract (City Hall) |
| 5 ODOT/Cerruti Tract | 11 West Beaver Creek Area |
| 6 Foresquare Tract | 12 Peninsula Tract |

Corridors

- | | |
|--|----------------------------------|
| A SW Halsey Street from Edgfield to HCRH | G SE Sandy Avenue |
| B HCRH west of 257th Dr | H NE Kibling Ave / URA Connector |
| C HCRH between 257th Dr and Depot Park | |
| D HCRH between Depot Park and Bridge | |
| E Buxton Road | |
| F SW 4th Street | |

URA = Urban Renewal Area





Urban Renewal Area Access Points

- A1 NW 257th Way (existing)
- A2 Future Trail (planned)
- A3 NE Kibling St Extension (hypothetical)
- A4 NW 257th Way Re-Route (hypothetical)



PREFERRED LAND USES		Land Use Classifications (in acres)		
Site #	Opportunity Site	First Preference	Second Preference	Third Preference
1	Depot Park	Open Space & Parks	Community Service Use	
2	GMB Tract	Commercial Service	Community Service Use	
3	Hurford Tract	Commercial Service	Community Service Use	Mixed Use
4	Cerruti Tract West	Med Density Residential	High Density Residential	Mixed Use
5	Cerruti Tract East	Commercial Service	Mixed Use	Med Density Residential
6	Foursquare Tract	Community Service Use	Commercial Office	Mixed Use
7	Overlook Tract	Community Service Use	High Density Residential	Mixed Use
8	Helen Althaus Park	Open Space & Parks		
9	Mayors Square	Open Space & Parks		
10	Block 4 Tract (Old City Hall)	Community Service Use	Mixed Use	Hi Dens Res / Com Serv
11	Beaver Creek West Tract	Mixed Use	Med Density Residential	Commercial Service
12	Peninsula Tract	Open Space & Parks	Community Service Use	Commercial Service
URA	The Confluence	Mixed Use	Commercial Service	Open Space & Parks

Land Use Classifications for Town Center

Open Space & Parks

- Active parks with amenities (like Glenn Otto Park)
- Passive parks (like Helen Althaus Park)
- Plazas (like Mayors Square)
- Recreation areas (sports fields)
- Natural areas



Community Service

- Educational (schools, libraries, etc.)
- Public Facilities (police, fire, ambulatory, etc.)
- Human Services (day care, senior center, job training, etc.)
- Government offices (city hall, post office, etc.)
- Parks and plazas are not included (open space & parks)



Medium Density Residential

- 8 dwelling units per acre
- Considered single family residential
- Middle Housing types (townhomes or cottage clusters)
- Primarily owned, but can be rented



High Density Residential

- 24 residential units per acre
- Exclusively apartments (rented) or condos (owned)
- Must accommodate for at least 120 affordable units



Mixed Use

- 16 dwelling units per acre
- Typically assumes ground floor commercial service/office and upper floor residences
- URA potentially could have taller buildings and therefore higher dwelling units per acre



Commercial Service

- Exclusively service uses (no mixed use or residential)
- General retail: both small (shops) and large (grocery store)
- Smaller professional offices (professional/medical)
- Dining
- Lodging
- Indoor entertainment & recreation



Commercial Office

- Exclusively office uses (no mixed use)
- Smaller offices (-25 employees) are considered comm. service
- Corporate sized (+25 employees)



Notes on the Opportunity Sites

Allocating land uses in the Opportunity Sites is useful in two ways. First, it allows for an understanding of how much actual capacity there is in the Town Center to accommodate growth. Second, it prioritizes in the Plan the preferred land use types for each area but allows for flexibility as situations change. As development is proposed within the Opportunity Sites, having preferences in place will help Staff, Planning Commission, and City Council determine if its outcomes are in line with the community.

As time passes, these Opportunity Site allocations can be changed as a result of changing market dynamics and community preferences. Keep in mind, 20 years ago, a good chunk of the Town Center was slated for big box commercial development, whereas today, those economic conditions and values have certainly shifted.

STAFF'S PROPOSED LAND USE ALLOCATION

Staff's proposed allocation is based on the opinion of Staff and should be considered as a starting point, not the end game. Ultimately, it will be up to the Committee to come up with an allocation that reflects the Town Center's vision. Below is the Staff rationale for each Opportunity Site and why it was given a specific allocation:

Site 1 – Depot Park

This was seen as an established open space area with a heavy amount of constrained acreage due to the terrain and the confluence of Beaver Creek and Sandy River, causing floodplain conditions. It is also the future location of the Gorge bike hub. The Depot building itself will be remodeled into a visitor center. Past and current investment suggest the City maintain this area as open space and parks.

Site 2 – GMB Tract

The GMB Tract has historically been a commercial property. The building itself is large for downtown's standards and there is sufficient parking. Staff felt that commercial use of the building would be most practical, perhaps for a collection of smaller businesses or for a periodic use like a covered farmers/crafters market. Staff also sees the potential for a community service use on the site but went with commercial service instead.

Site 3 – Hurford Tract

The Hurford Tract is one of the most visible sites in town and despite the narrowness of the property extends for a long street frontage. Staff felt that commercial space was already in lower demand and that the desires of the community to have existing and new community services come to the Town Center made this an ideal location for public investment. It would also extend the streetscape. Residential was not considered due to proximity of the railroad tracks.

Site 4 – Cerruti Tract West

The easiest site to develop due to its flatness and double-frontage, Staff felt that continuing the medium density land use from the west made sense, but to also allow for a small park to be created as well, due to the fact that the west end area of the Town Center is without one. Commercial service could also be a possibility.

Site 5 – Cerruti Tract East

Similar to site 4, except with existing development on it, Site 5 lends itself to a transition area, which Staff felt commercial service would lend itself well due to the visibility and intersection of Halsey Street with Historic Columbia River Highway.

Site 6 – Foursquare Tract

This site has challenges that are related to access off of 257th Drive, thus lending itself to uses that could perhaps take advantage of limited access needs or have potential exemptions from street standards. Such uses could include a fire station, relocated public facility or utility service site; hence Staff suggests a Community Service use.

Site 7 – Overlook Tract

The majority of property within this tract is anticipated to be developed for affordable housing (multi-family residential). Concerns about ensuring additional services led Staff to add community service uses and maintain a commercial presence at the corner of the intersection at 257th Drive and Historic Columbia River Hwy.

Site 8 – Helen Althaus Park

This natural area is located on a very steep slope that would make most types of development cost-prohibitive. There are some possibilities to improve some of the recreational amenities within the park.

Site 9 – Mayors Square

Located in the heart of the downtown core, there has not been much chatter to get rid of the square, but to perhaps improve it and make it more engaging.

Site 10 – Block 4 Tract (Old City Hall)

For the time being until the election in November, Staff has placed this block for community service use. If the initiative is successful, Staff will retain that land use. If the initiative is not successful, then Staff had mixed use as another likely possibility.

Site 11 – Beaver Creek West Tract

This tract already contains existing residential properties which are of medium density, so continuing this use seemed logical to Staff. Lower densities would also better reflect and compliment the historic properties opposite of the street and would not have as significant a footprint as other development, which could higher environmental impact on Beaver Creek.

Site 12 – Peninsula Tract

This is a heavily constrained tract due to the position between Beaver Creek and the Sandy River. The chief long-term concern of this tract are related to natural constraints and a possibility that federal or regional regulations will make development cost prohibitive, if not prohibitive altogether. Ground floor commercial (either exclusive or in a mixed use arrangement) is the likely best use of any redevelopment potential, but Staff views this as a future recreational and conservation area which has the potential to link the URA linear park and Depot Park to the north with Glenn Otto Park to the south, creating nearly a mile long stretch of riverfront parkland.

URA – Urban Renewal Area

About 3.35 acres of the tract will be committed to the riverfront trail and linear park. Staff believes there is a great potential for high-value mixed use development along the middle section of the trail. Because of the terrain differentiation with the downtown core, Staff believes a ground floor retail with up to five stories of residential condo (for sale) development has the highest return on investment. Staff also commercial service in the form of food and lodging options on the north/west side of the URA site adjacent to the outlets, and the possibility for commercial office acreage on the southwest side of the property. Medium density residential could also be a possible land use in lieu of commercial office.

HOUSING NOTES

Staff provided a target for 600 new housing units in Town Center by 2040. Why this number was used is for two primary reasons. First, it increases our existing housing stock in the Town Center by 50 percent, bringing us to average density with other Town Center comparators in the Metro region. Second, it vastly improves the City's ability to attract and retrain commercial services such as dining and other users like grocery stores, something that came across strongly in the feedback we received from the public.

Of the 600 units, 280 are either currently under construction or expected to be developed in the coming two years, leaving 320 units to consider. To minimize impact on the existing neighborhoods, the Committee is tasked with trying to distribute these units within the opportunity sites identified.