

To: Technical Committee and Advisory Committee
From: Mark Hinshaw FAIA FAICP, Project Manager, Consultant Team
Date: September 3, 2014
Subject: Evolution of Town Center Plan

Major Concepts from July Presentation:

1. Purchase gas station and reconstruct a new four-way, 90 degree intersection with signals, sidewalks, crosswalks and bicycle lanes.
2. Eliminate Broadway, south of I-205, as a street and convert the area to open space.
3. South of I-205 construct the following over a 10-20 year period:
 - 300-400 housing units, including market rate and below-market rate apartments, condominiums, and row houses.
 - 15,000 sf of local-serving -retail and restaurants
 - 80-100 room, full service hotel, with meeting/event spaces
 - 30,000 sf of office space
 - A central town square, with space for farmer's markets and small events.
 - Building heights would range from 35' to 75', the latter nearest to the new intersection.
4. Build a park, with access to the river, under the I-205 bridge.
5. Build a trail from this park to the Mill properties
6. Improve Willamette Drive, north of I-205, per recommendations of the Highway 43 Plan
7. Encourage modest infill development north of I-205

Key Changes in the Plan since July

1. A shared, 200+ stall, 4-level parking structure located at the northwest corner of the new intersection. Retail is at the ground level. (This provides parking for two apartment buildings and the hotel, as well as general public parking.)
2. Streets include protected cycle tracks, in some cases with separation by planted medians.
3. Major bus stops with shelters provided at three locations.
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4. A public parking structure under a terraced park on the vacated Broadway Right-of-Way.
5. A new future building located at the northwest corner of the new intersection.
6. Moderate density housing along Willamette Falls Drive.
7. Future condominiums suggested for three properties at highest elevations (with views).
8. The City owned parcel contains an affordable housing development with a surface parking lot behind it.
9. Hotel site near West A has been eliminated. Proposed hotel site is on the Mill property.