

*DRAFT SECTIONS OF TROUDATLE RIVERFRONT
RENEWAL PLAN*

I. GOALS AND OBJECTIVES

The goals and objectives of the Plan are as follows:

A. Goal : Promote the Redevelopment Of The Area For A Mix Of Retail, Office, Residential And Public Uses.

The Area is effectively undeveloped but its location makes it a valuable site for a mix of retail, office and residential development and for a riverfront park and other public spaces. The overall goal of the Plan is to promote the optimum redevelopment of this site.

1. **Objective: Provide the opportunity for redevelopment by upgrading public infrastructure, including streets, sanitary sewer, storm sewer and water facilities.**
2. **Objective: Share with the private sector the cost of redeveloping the area in a manner that especially supports city policies regarding land use, design and transportation.**

B. Goal : Provide A Greater Level of Goods and Services for Troutdale

Troutdale residents must travel outside the community for many goods and services that are not currently available. Development of the North Downtown/Riverfront can result in a broader range of goods and services available locally.

C. Goal: Increase The Awareness Of The Development Community Of The Opportunities Within the Area.

Though there is immediate demand for development through expansion of existing retail uses in part of the Area, development of the remainder of the Area will depend on other private sector developers and/or business owners. Increasing the awareness of the development community of future development opportunities will help achieve the highest quality and most successful development of the Area.

D. Goal : Create Employment Opportunities for Troutdale Residents

Many of Troutdale's residents must travel outside the community to work. Continued development of the North Downtown/Riverfront can increase the number and type of jobs that are available within the community.

1. **Objective: Continue to enhance the development environment for professional and general office space.**

The development environment within the Area is evolving and the Plan can assist in creating public amenities that would attract more office development.

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2. **Objective: Create a better awareness of the market opportunities that exist or will exist in troutdale for job generating uses**

E. Goal: Improve Transportation Linkages

Transportation linkages within the North Downtown/Riverfront are incomplete, and connections are needed for cars, pedestrians and bicycles.

1. **Objective: Provide A Connected Street System That Serves Development In The Area.**
2. **Objective : Provide A System Of Pedestrian And Bicycle Trails That Connects Downtown to the Sandy River.**
3. **Objective: Promote Land Uses And Design That Are Efficient In Their Use Of Transportation.**

Mixed use (retail/office/residential) projects can eliminate the need for some trips. For example, a restaurant located within the Area can serve Area residents, patrons and employees with no need for a vehicle trip. Housing units that incorporate a work or shop space (“live/work”) units can reduce vehicle trips between work and home.

F. Goal: Improve Access To and Enjoyment of the Sandy Riverfront

The Sandy River is an historical and recreational resource that helps give Troutdale its character. However, access to the river from the North Downtown/Riverfront is very limited. Better access will create an amenity for new development and a resource for the entire community.

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1. **Objective: Develop public parks and trails that capitalize on the Sandy River as a community resource and connect to the Portland regional trail system (“40 Mile Loop”)**
 2. **Objective: Encourage environmentally sensitive site planning and design that provides access to, and views of, the river.**
- G. Goal: Provide Public Spaces for Events and Other Use by Troutdale Residents, Patrons of Area Businesses and Tenants and Residents Within the Area
1. **Objective: Incorporate public spaces such as a public plaza within the development plans for the Area.**
 2. **Objective: Provide suitable locations for a cultural, recreational and other community-oriented uses.**
 3. **Objective: Enhance the public entryways to the Area and the existing downtown.**
- H. Goal: Preserve and Enhance Troutdale’s Natural, Cultural and Historic Resources
- Troutdale’s location on the Sandy River near its confluence with the Columbia River made it a key point in the Lewis and Clark expedition and in the pioneer route to the Willamette Valley.
1. **Objective: Reflect historical Troutdale in future development.**
 2. **Objective: Promote development and redevelopment that is designed to respect Troutdale’s natural resources**
 3. **Objective: Encourage the use of local artists for public art within the Area, especially art that reflects local history and culture.**

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II. URBAN RENEWAL PROJECTS

Urban renewal projects authorized by the Plan are described below and shown in Figure xx. The projects are primarily improvements to public facilities that will be an integral part of the mixed-use redevelopment of the Area and . increase its public use and enjoyment. For example, the Sandy Riverfront Park will be an important amenity for - and increase the value of -housing in the east part of the Area while also providing for public enjoyment of the River. Similarly, a public plaza would provide support for retail, restaurant and office space and also provide a venue for community-oriented events.

A. Access Improvements to NE 257th Avenue and to the Historic Columbia River Highway

This project consists of street connections between NE 257th Avenue (through the existing Columbia Gorge Premium Outlets) and the Area and between Historic Columbia River Highway and the Area (under the Union Pacific Rail Road tracks) . This project will result in an important loop road providing a vital connection among the existing outlet mall, the redeveloped mixed-uses within the Area and the existing “Main Street” along the Historic Columbia River Highway between 257th Avenue and the Train Rail Depot.

B. Utility Improvements

This project consists of extension of water, sanitary sewer and surface water management facilities within the Area.

C. Sandy Riverfront Park

This project consists of a Sandy Riverfront pathway and related improvements to increase public enjoyment of its scenic resources and provide an amenity for adjacent development.

D. Public Plaza and Public Spaces

This project consists of a public plaza, town square or other similar public spaces to enhance public use of the Area and provide an amenity for adjacent development.

E. Public Parking Facilities

This project consists of a public parking facility to serve commercial and public uses of the Area. The design of parking facilities should emphasize attractive appearance and contain features that minimize the visual impact of hard surfaces.

F. Pedestrian Crossing of UP Tracks

This project consists of a pedestrian over-crossing of the Union Pacific tracks, providing an additional pedestrian connection between Historic Columbia River Highway and the Area.

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G. Site Preparation and Relocation of Parks Department Facilities

This project consists of demolition of the former Sewage Treatment Plant and the existing abandoned industrial building and assistance with relocation of the City of Troutdale Parks Department. It also includes environmental assessments of the Area and required remediation of environmental conditions, if any.