



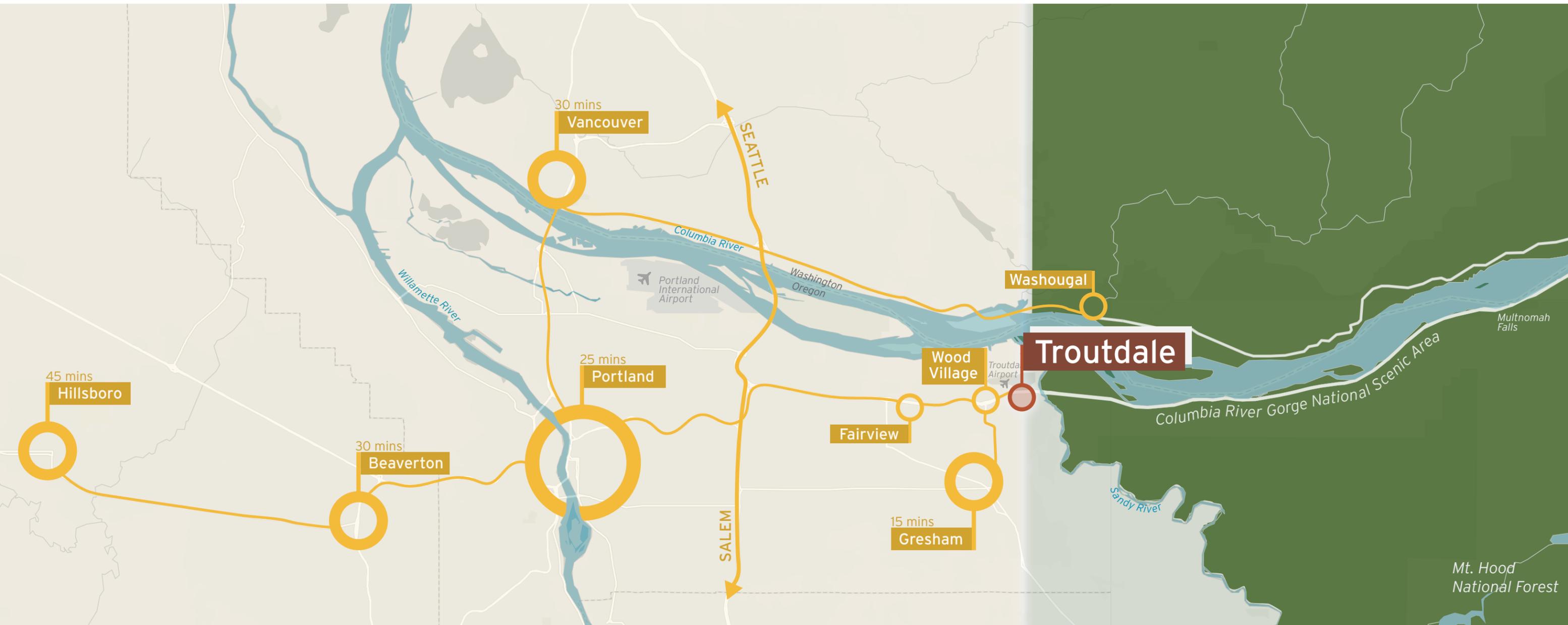
THE CONFLUENCE AT TROUTDALE



ABOUT THE SITE

- Flat 16 acre site
- Recently demolished and cleaned up to urban residential standards
- Not constrained by floodplain or natural resource zoning overlays

Troutdale is the connection between a network of thriving and emerging cities...



...and world-class outdoor recreation areas like the Columbia River Gorge and Mount Hood.

PORTLAND METRO REGION

Within 25 minutes:
Portland International Airport
Downtown Portland
Vancouver

COLUMBIA RIVER GORGE NATIONAL SCENIC AREA

Within 45 minutes:
Over 100 trails including Multnomah Falls
Hood River



40 Mile Loop Multi-Use Path

Sandy River Delta Trail

84

1

NW 257th

3

2

Columbia River Hwy

Mayor's Square City Park

Troutdale Visitor Center

Sandy River Waterfront

Historic Columbia River Hwy

Sandy River

MT. HOOD NATIONAL FOREST

Within 1 hour:
Ski Resorts
Timberline Lodge

Halsey St

SW 257th

Existing



- 1** **Direct Highway Access** - The site is located just off an I-84 exit, westbound to the Portland Metro Region and eastbound to the Columbia River Gorge.
- 2** **Downtown Troutdale** - The site is in close proximity to downtown Troutdale, well known for it's charming small town aesthetic, shops and restaurants.
- 3** **Owned by the City** - The site is owned by the City of Troutdale and falls within an Urban Renewal Area, which also includes the adjacent Columbia Gorge Outlet mall.

Boundary Key

-  Site
-  City Property
-  Urban Renewal Boundary

PORTLAND METRO REGION

Within 25 minutes:
Portland International Airport
Downtown Portland
Vancouver

COLUMBIA RIVER GORGE NATIONAL SCENIC AREA

Within 45 minutes:
Over 100 trails including Multnomah Falls
Hood River

MT. HOOD NATIONAL FOREST

Within 1 hour:
Ski Resorts
Timberline Lodge



Planned



- 4** Sandy Riverfront Park - The city has begun design work on a 4-acre park with a trail along the site's riverfront with construction to begin by 2022.
- 5** Main Streets on Halsey - Fairview, Wood Village and Troutdale are creating a shared vision of a unified main street on Halsey marked by street improvements, new housing, and enhanced retail nodes.
- 6** Pedestrian connection from waterfront to Downtown - Sandy Riverfront Park plans will likely include a ped/bike trail crossing under the bridge connecting to Downtown.

Boundary Key

-  Site
-  City Property
-  Urban Renewal Boundary

PORTLAND METRO REGION

Within 25 minutes:
 Portland International Airport
 Downtown Portland
 Vancouver

COLUMBIA RIVER GORGE NATIONAL SCENIC AREA

Within 45 minutes:
 Over 100 trails including Multnomah Falls
 Hood River

MT. HOOD NATIONAL FOREST

Within 1 hour:
 Ski Resorts
 Timberline Lodge



Potential



7 Vehicular access to site - The city is exploring two alternative road connections.

1. From Downtown to the site. This would require an at-grade or bridge crossings to cross the railroad.
2. Through the mall to the site. This would require an agreement with the outlet mall property owners to build a right-of-way through the mall.

Boundary Key

- Site
- City Property
- Urban Renewal Boundary



Views



- A** Troutdale's gateway arch looking into downtown with the bluff in the background.
- B** Looking west at the small town aesthetic of Downtown Troutdale.
- C** Views off the Sandy river offer classic Pacific Northwest scenery.
- D** Looking northwest at a cleaned up site with the iconic water tower remaining.