

Montgomery Park to Hollywood Northwest Portland UD Concepts

June 2020: Public Review Draft

Scenario 1:

Enhanced Industrial

1. Create an industrial-focused sustainable economy through zoning and land use. Allow more flexibility for creative office in the industrial zones.

2. Transit Streets = Main Streets
A hub for local, innovative manufacturing.

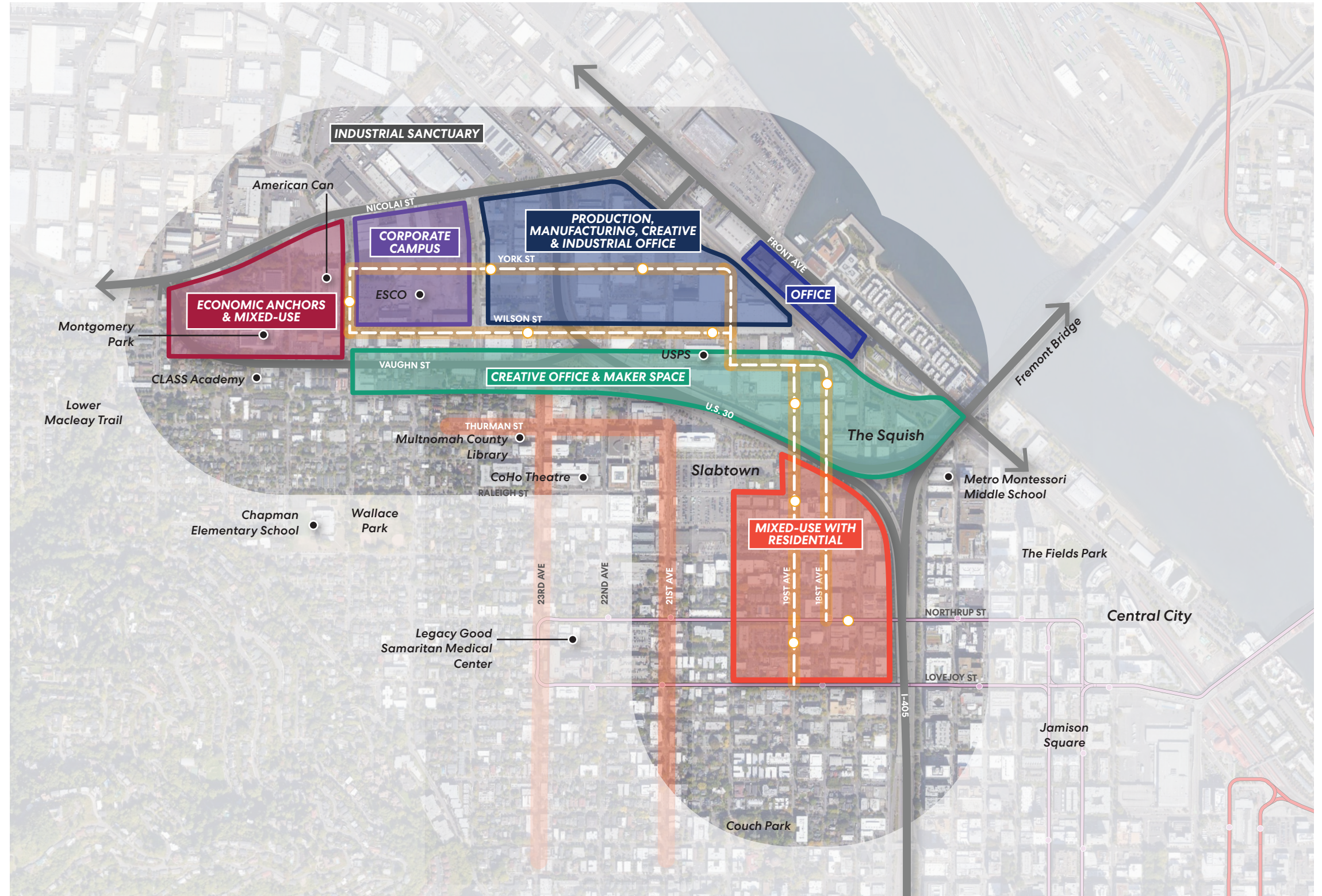
3. Urban industry needs public visibility. Fine grain Maker Spaces along the Main Streets.

4. ESCO site develops as a corporate campus.

5. Montgomery Park and American Can Building become a mixed-use neighborhood in addition to the existing employment anchor.

6. Prioritize intermodal hubs and 'people streets' to make moving through the district safe and predictable.

District Concept



SCENARIO 1: INDUSTRIAL

SCENARIO 2: EMPLOYMENT

SCENARIO 3: MIXED USE

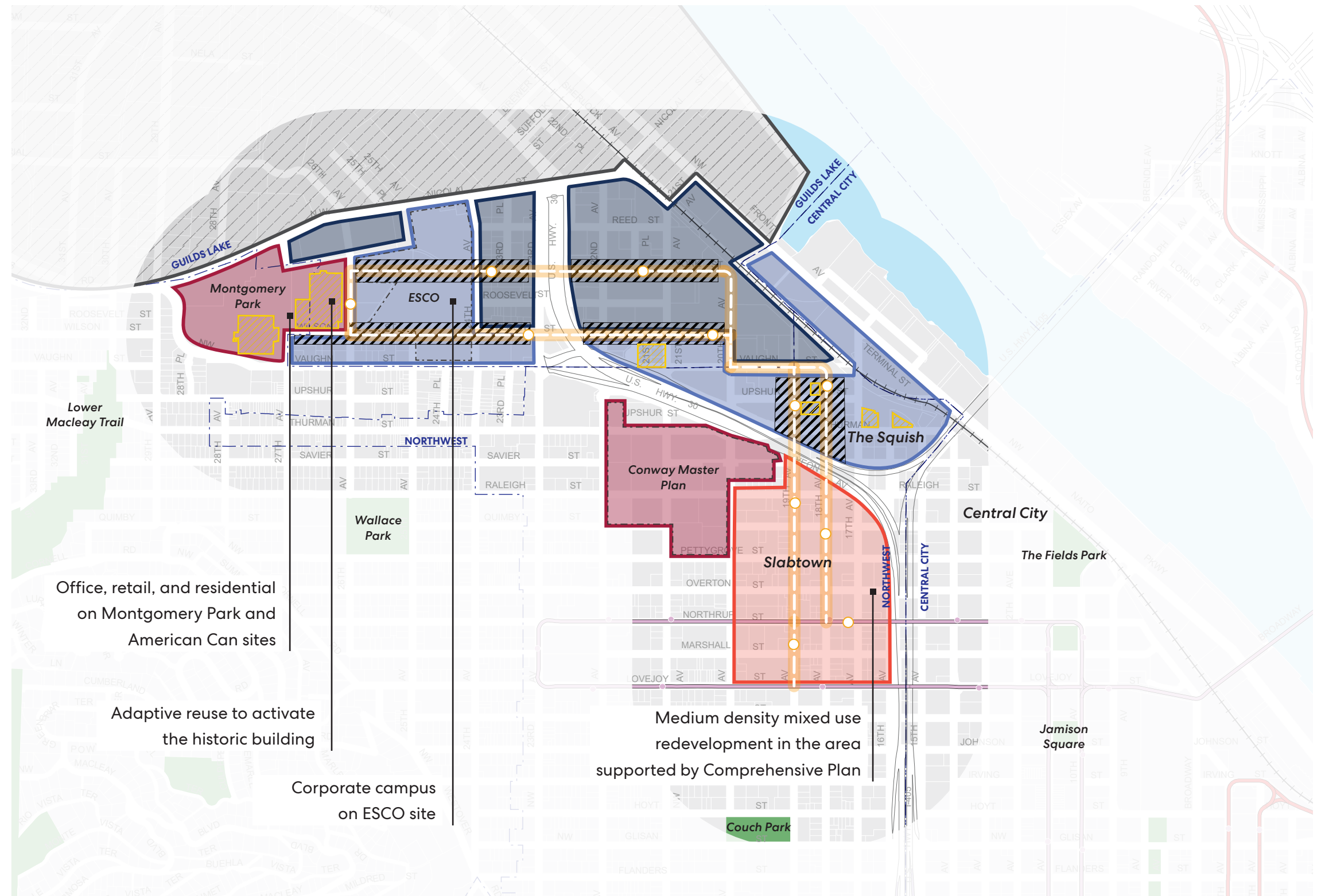


Land Use + Urban Form

Legend













- High Density Mixed Use
- Medium Density Mixed Use
- Medium Density Employment
- Light Industrial & Creative Office
- Industrial Main Street Overlay*
- Historic/Cultural Building Preserved
- Heavy Industrial
- Proposed Transit Alignment
- Existing Streetcar
- Plan District Boundary

* Industrial Main Street Overlay considers additional development standards and guidelines

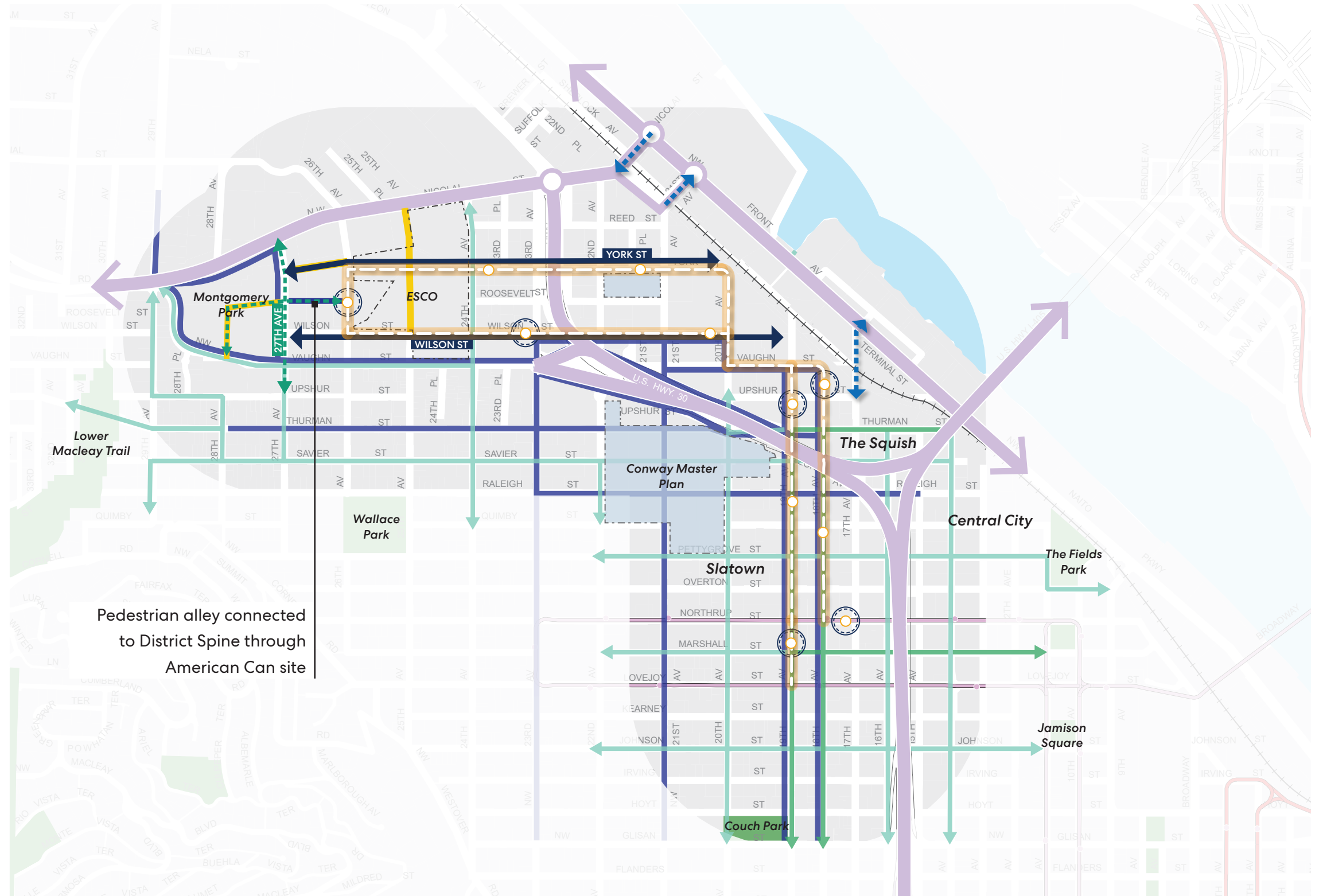


Transportation

Legend












-  Proposed Transit Alignment
-  Station with Multimodal Connectivity
-  New Street
-  Secondary Multimodal Connections*
-  Proposed Pedestrian-/Bicycle-Prioritized Streets
-  Regional Transportation Connection
-  Freight Portal
-  Enhanced Railroad Crossing
-  Major City Bikeway
-  City Bikeway
-  Existing Streetcar
-  Transit Street

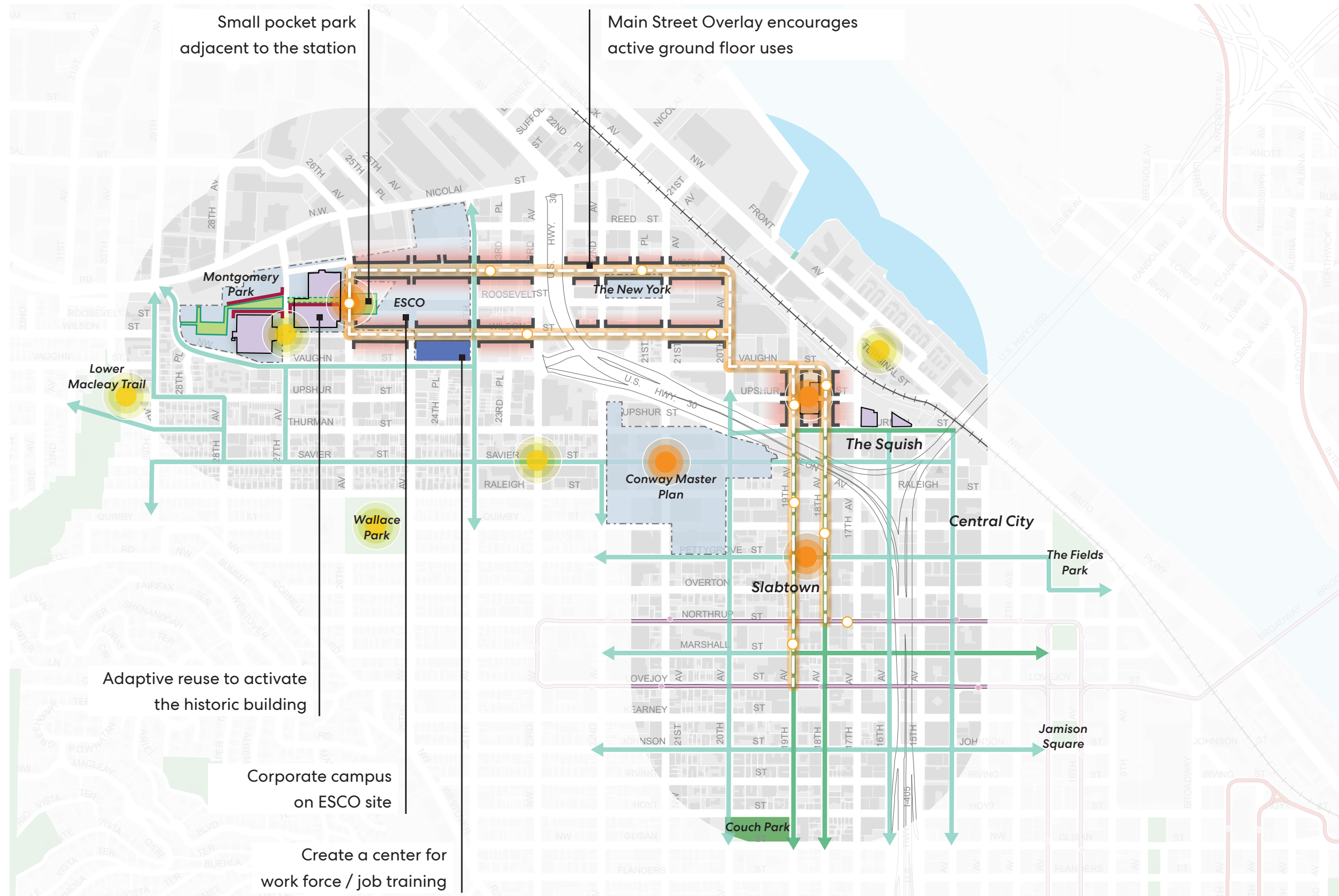
* Streets proposed for improvements that facilitate and balance the movement of pedestrians, bicycles, transit and cars.



Public Realm

Legend

-  Proposed Transit Alignment
-  Proposed Open Space
-  Community & Public Facility
-  Active Frontage
-  Ground Floor Retail
-  New Activity Center
-  Existing Activity Center
-  Major City Bikeway
-  City Bikeway
-  Existing Streetcar
-  Historic Preservation and Rehabilitation





Enhanced Industrial



Enhanced Industrial



Enhanced Industrial

Scenario 2:

Employment: Makers and Thinkers

1. A robust urban economy requires that the city offers space and support to a diversity of economic activities and jobs.

2. The Main Streets celebrate a diversity of employment activities, sectors, and scales.

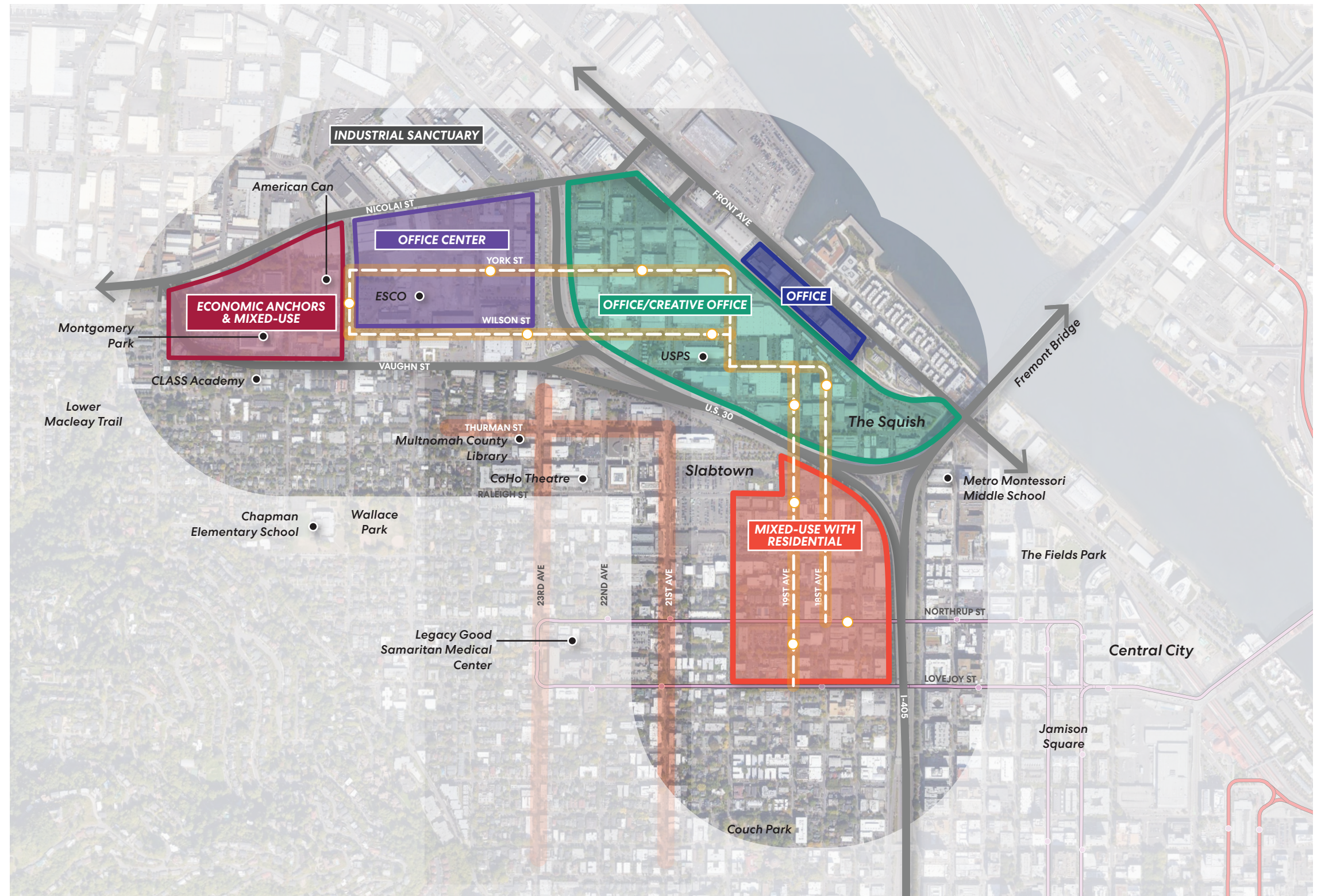
3. Conservation and reuse of existing structures to provide affordable context for startups and new initiatives .

4. ESCO site is rezoned for high-density employment.

5. Montgomery Park and American Can Building become a mixed-use neighborhood in addition to the existing employment anchors.

6. Roosevelt Street becomes the primary public shared space for the district, designed to optimize industry efficiencies and collaboration.

District Concept



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SCENARIO 2: EMPLOYMENT

SCENARIO 3: MIXED USE

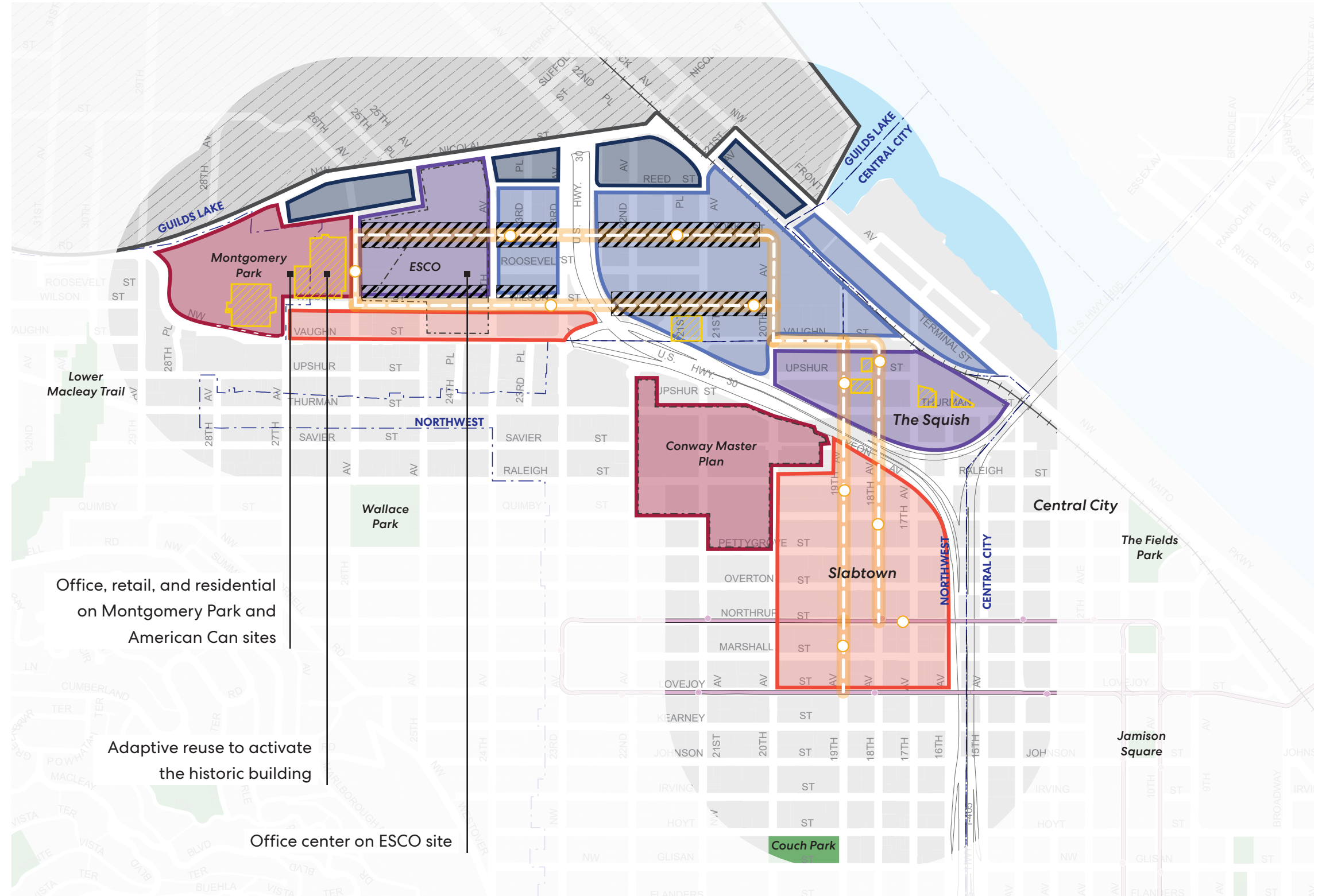


Land Use + Urban Form

Legend

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- High Density Employment*
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- Main Street Overlay**
- Historic/Cultural Building Preserved
- Heavy Industrial
- Proposed Transit Alignment
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* Allows housing as a conditional use.
 ** Main Street Overlay considers additional development standards and guidelines.



Office, retail, and residential on Montgomery Park and American Can sites

Adaptive reuse to activate the historic building

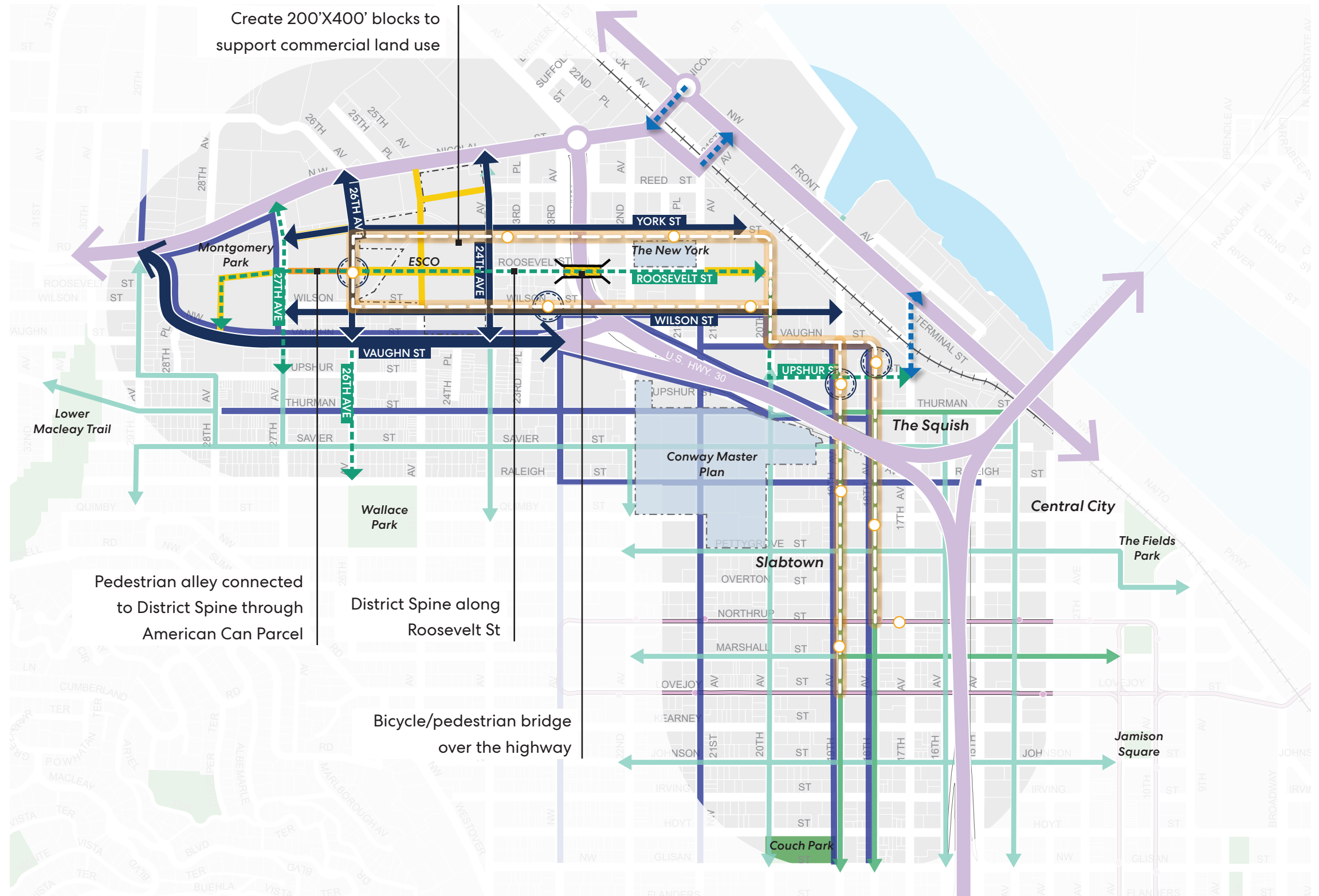
Office center on ESCO site

Transportation

Legend













-  Proposed Transit Alignment
-  Station with Multimodal Connectivity
-  Potential New Public Street
-  Potential New Pedestrian Path
-  Major Multimodal Connections*
-  Secondary Multimodal Connections*
-  Proposed Pedestrian-/Bicycle-Prioritized Streets
-  Regional Transportation/Freight Connection
-  Freight Portal
-  Enhanced Railroad Crossing
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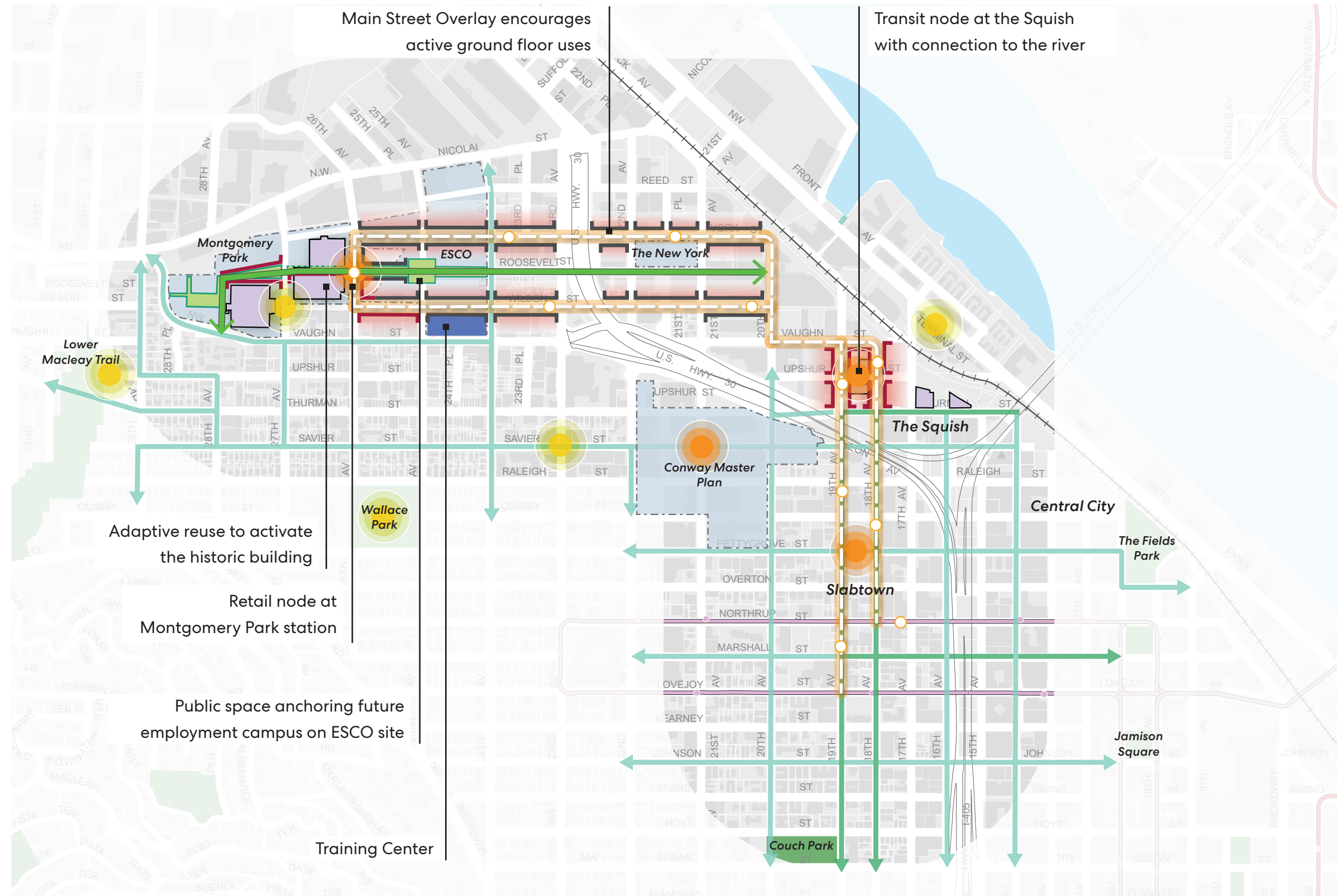
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Employment



Employment

Scenario 3:

Mixed-Use: A Complete Community

1. Create a vibrant mixed-use district supported by strong employment anchors, mixed housing, and neighborhood retails.

2. More affordable housing for low-income in a highly desirable area with existing and planned amenities.

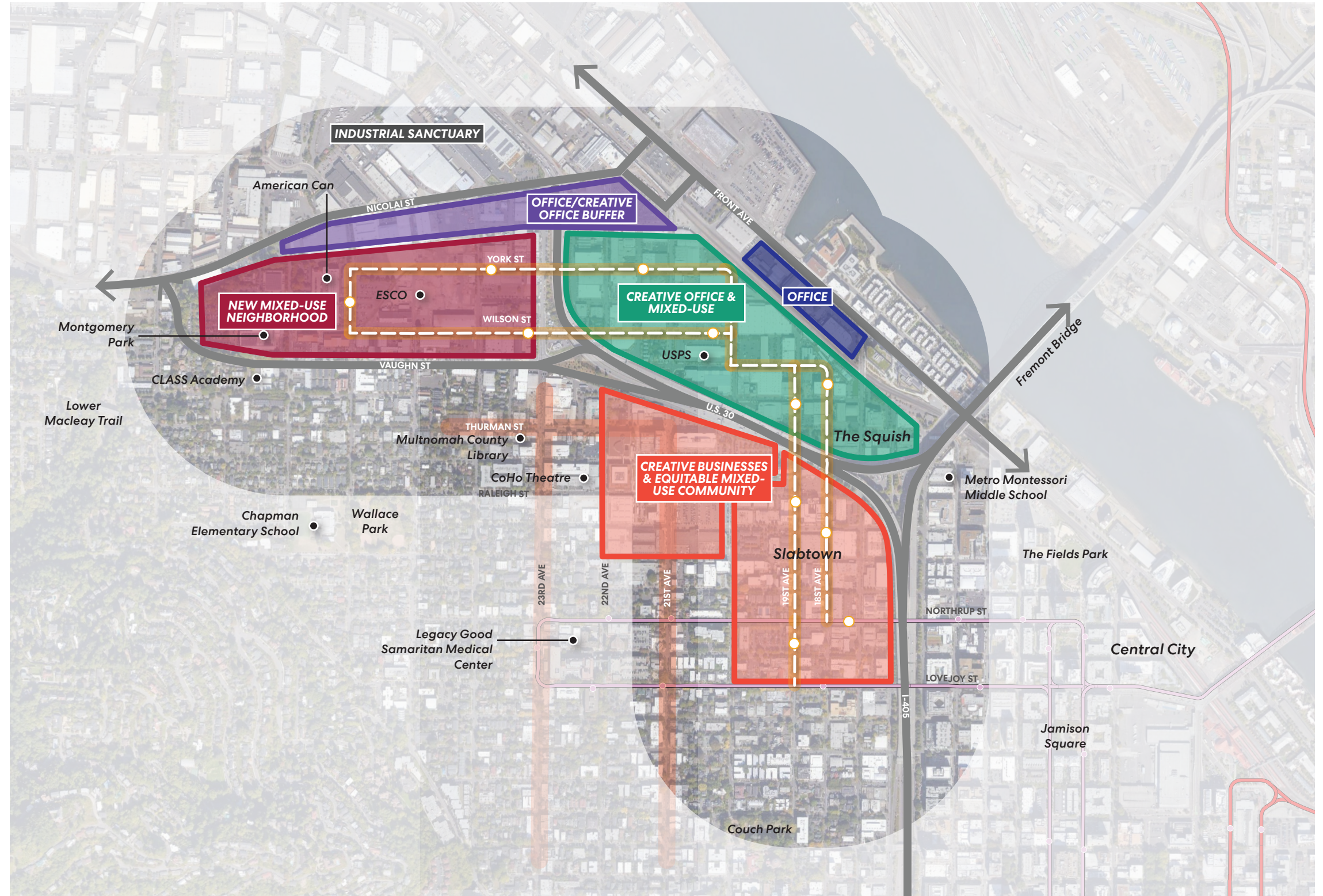
3. Add a variety of community facilities, that anchor Roosevelt Street, a new District Spine.

4. ESCO site is rezoned as high-density mixed-use and an urban center.

5. Montgomery Park, American Can Building and the ESCO site become a connected mixed-use neighborhood.

6. Roosevelt Street becomes a pedestrian-oriented spine of public spaces anchored by the Montgomery Park Station and a pedestrian bridge connecting to the waterfront.

District Concept



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SCENARIO 2: EMPLOYMENT

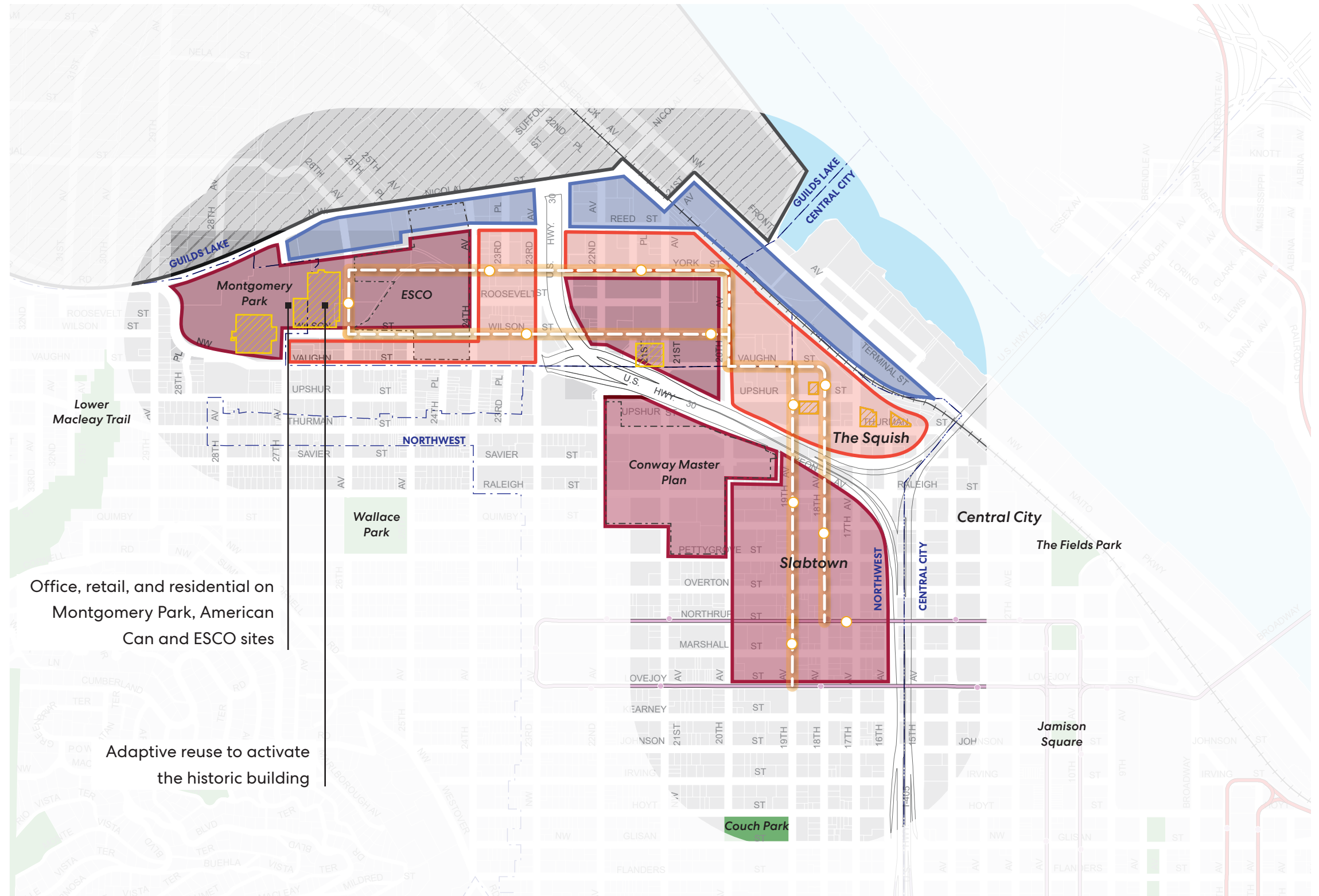
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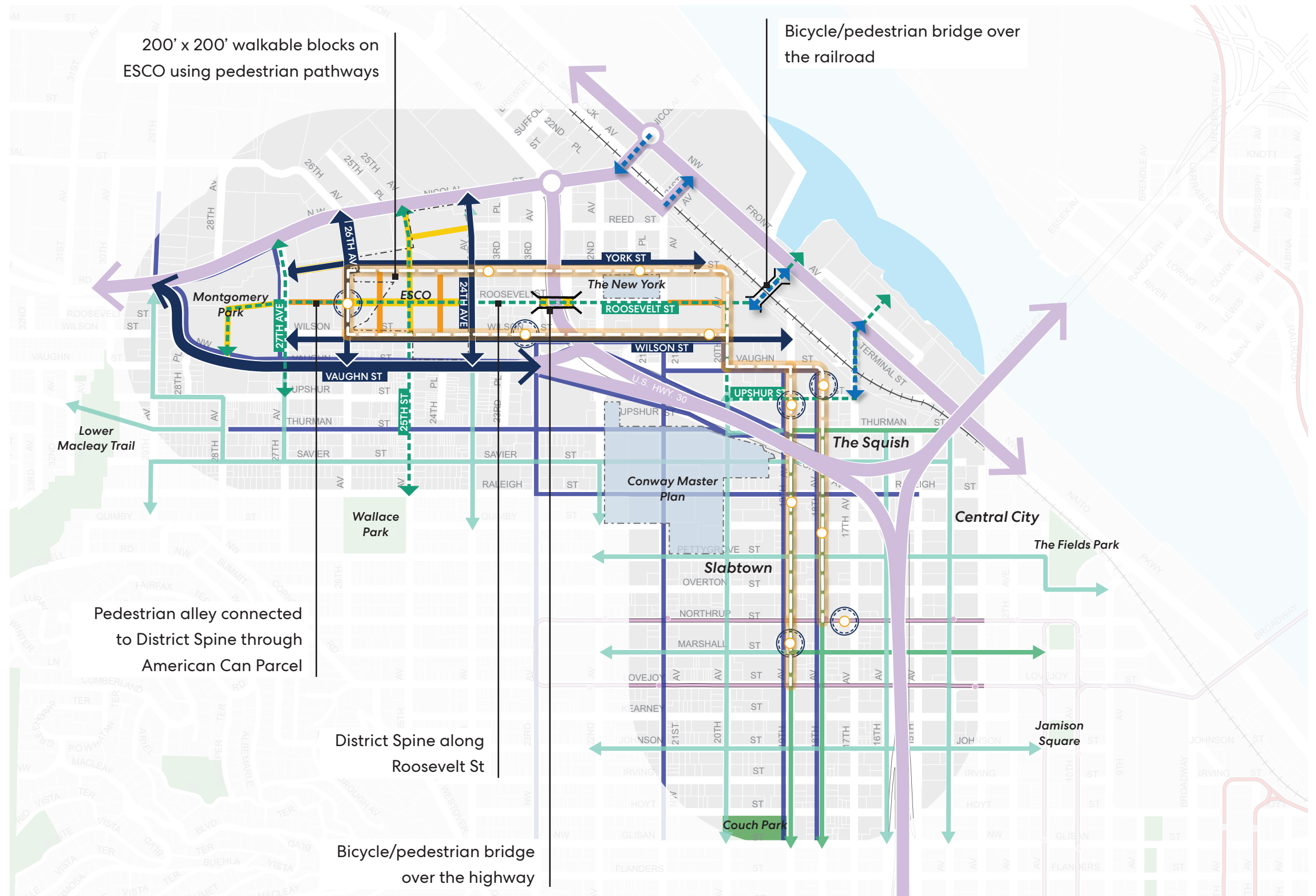


Transportation

Legend













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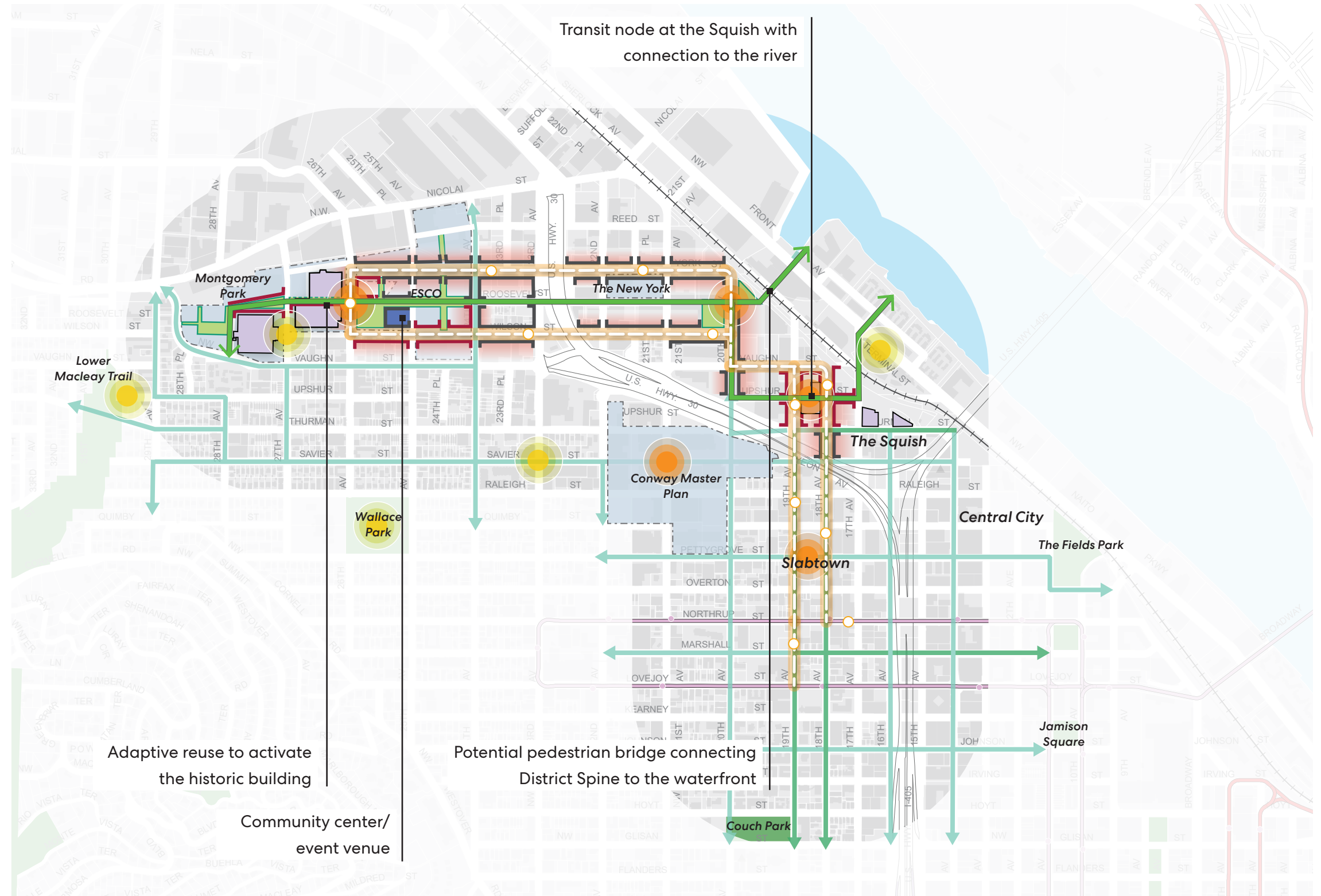
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Mixed-Use



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