



MONTGOMERY PARK REIMAGINED

A NEW VISION FOR NORTHWEST PORTLAND

NOV 2020

MT HOOD BAR

MONTGOMERY PARK

CLARK COMMONS

PARK

MA

**...A VIBRANT, DIVERSE & HIGHLY-
ACCESSIBLE MIXED-USE DISTRICT**

...A TREASURED HISTORIC LANDMARK

**...A CELEBRATED COMMUNITY GATHERING PLACE
SPANNING 18 ACRES & 12 CITY BLOCKS**

OUR VISION

MONTGOMERY PARK REIMAGINED

...NEW HOUSING, SHOPPING & DINING

...CONNECTED CITYWIDE BY STREETCAR

**...A BUSINESS, VISITOR &
RECREATION DESTINATION**

...A NEW GATEWAY TO FOREST PARK

WELCOMING

AN ACTIVE NEW DISTRICT
& GATHERING PLACE

- ABUNDANT PUBLIC SPACE THAT SURPRISES & DELIGHTS
- ABILITY TO HOST OUTDOOR FESTIVALS & NEIGHBORHOOD EVENTS THAT BRING PEOPLE TOGETHER
- ACTIVE GROUND FLOOR SHOPPING, DINING, RECREATION & INCUBATOR SPACES THAT BRING THE PUBLIC REALM TO LIFE
- IMPROVED SITE ACCESS POINTS THAT ORIENT & CONNECT
- SERIES OF INTERNAL SHARED STREETS, SIDEWALKS & POCKET PARKS ALL DESIGNED WITH PEDESTRIANS IN MIND



DISTRICT PARK - FLEXIBLE GREEN SPACE FOR ALL



TRAILHEAD LODGE - A PLACE TO COME TOGETHER



MONTGOMERY PARK BUILDING HISTORIC RAMPS - RENEWED PURPOSE

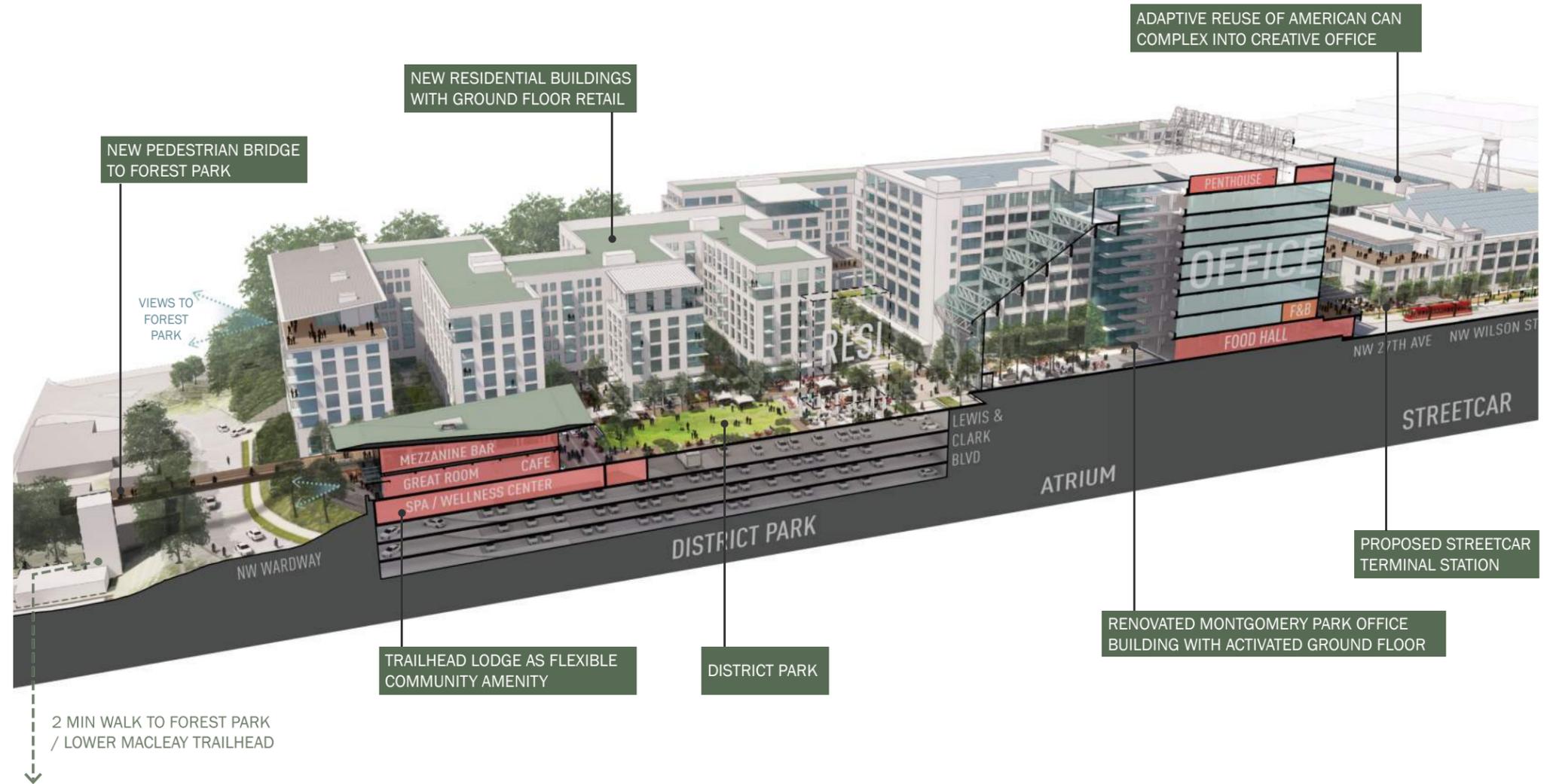


MARKET ALLEY - A PEDESTRIAN DELIGHT

A NEW GATEWAY

NEW PUBLIC ACCESS INTO FOREST PARK & TRAILHEAD LODGE

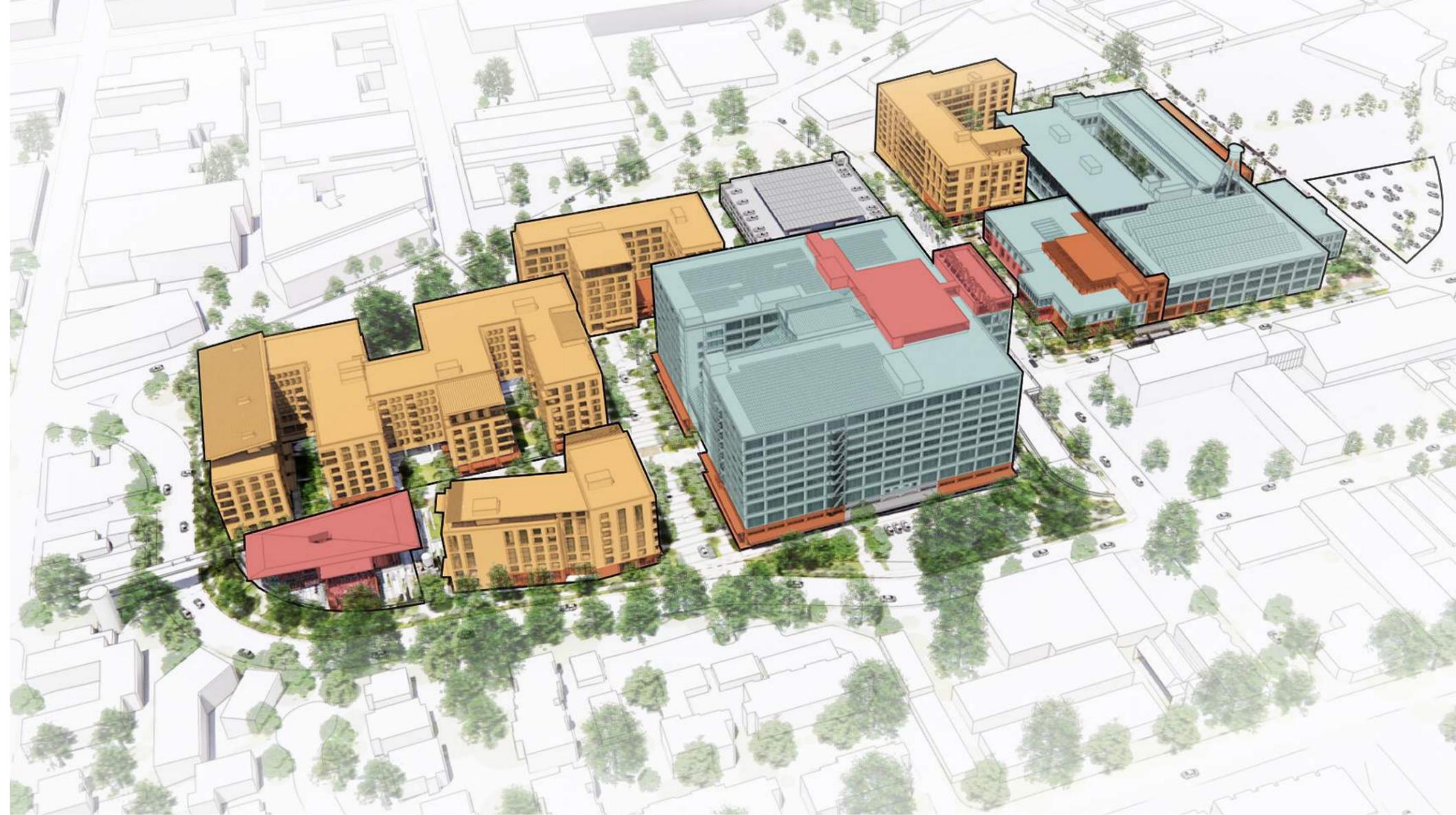
- PROPOSED PUBLIC/PRIVATE PEDESTRIAN BRIDGE TO CREATE CONNECTION TO POPULAR DESTINATIONS THAT DOESN'T EXIST
- TRAILHEAD LODGE AS FLEXIBLE COMMUNITY AMENITY FRONTING HALF BLOCK SIZED PUBLIC PARK
- PLENTIFUL PARKING TO UNBURDEN CONGESTED NEIGHBORHOOD STREETS & ENHANCE PUBLIC ACCESS
- FACILITIES TO SUPPORT PUBLIC & PRIVATE PARTNER PROGRAMMING



COMMERCE

A RENEWED HOME FOR CREATIVE OFFICE,
SHOPPING & DINING

- A CENTURY OF COMMERCE READY TO RENEW ITSELF FOR THE NEXT 100 YEARS ANCHORED BY THE CITY'S BRIGHTEST MAKERS, THINKERS & DOERS
- A CREATIVE SPACE & TECHNOLOGY HUB: SCALABLE & ACCESSIBLE FOR ESTABLISHED ENTERPRISES & CREATIVE CLASS ENTREPRENEURS ALIKE
- HOME TO BUSINESSES THAT BUILD NEIGHBORHOODS: HEALTHCARE FOR KIDS, TOOLS FOR WELLBEING & COMMUNITY BANKING



OVERALL AERIAL PERSPECTIVE



MAKER'S ALLEY AT AMERICAN CAN COMPLEX

	OFFICE
	RETAIL / F&B
	RESIDENTIAL
	ANCHOR ACTIVATION - TRAILHEAD LODGE - AMERICAN CAN MARKET - MP PENTHOUSE

DISTRICT PROGRAM BY THE NUMBERS

PROGRAM

OFFICE	950,000 FT ² (4,500+ JOBS)
RETAIL / F&B	150,000 FT ² (500+ JOBS)
RESIDENTIAL	800+ UNITS
TRAILHEAD LODGE	30,000 FT ²
AMERICAN CAN MARKET	20,000 FT ²
MP PENTHOUSE	10,000 FT ²
TOTAL	1,910,000+ FT²

SHARED PARKING

ABOVE GRADE	400 SPACES
BELOW GRADE	1,800 SPACES
SURFACE & STREET	200 SPACES
TOTAL	2,400 SPACES

HOUSING

NEW TRANSIT-ACCESSIBLE
& WORKFORCE HOUSING

- DELIVERS TRANSIT-ORIENTED HOUSING IN AREA WITH GREAT DEMAND BUT LITTLE SUPPLY
- OPPORTUNITY FOR FLEXIBLE HOUSING TYPES (APARTMENTS, CO-LIVING, TOWNHOMES, WORK-LIVE STUDIOS, ETC.) THAT PROMOTE RESIDENT DIVERSITY
- AFFORDABLE HOUSING COMPONENT THAT MEETS OR EXCEEDS INCLUSIONARY HOUSING REQUIREMENTS

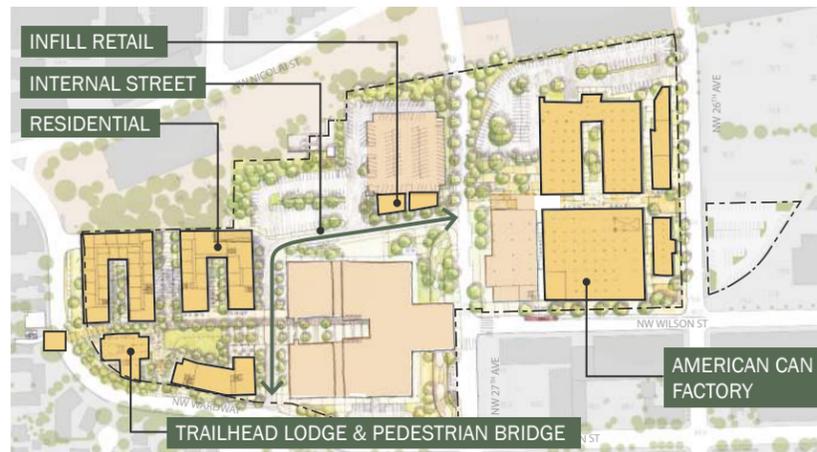


RESIDENTIAL BUILDINGS OVERLOOKING NEW SHARED STREET & DISTRICT PARK



PHASE 1 YEAR 2 - 3

CHANGING THE
DISTRICT PERCEPTION



PHASE 2 YEAR 5 - 7

ESTABLISHING A
PURPOSE & PLACE



PHASE 3 YEAR 8 - 10

INFILLING DENSITY

NEW & ENHANCED ACCESS

NEWLY CONNECTED BY RAIL,
TRAIL, BIKE & AUTO

- CREATION OF NEW, BROADENED & ENHANCED ACCESS POINTS IN ALL DIRECTIONS
- ANCHORS THE STREETCAR: PROPOSED TERMINAL STREETCAR STATION AT EPICENTER OF NEW DISTRICT
- IMPROVED CONNECTIONS & NEW FACILITIES THAT EMBRACE NEIGHBORHOOD & REGIONAL BIKE ROUTES
- SMART BELOW GRADE PARKING OPTIONS THAT MINIMIZE ON-SITE PRESENCE
- INTUITIVE SITE CIRCULATION THAT PUTS PEDESTRIANS FIRST



PROPOSED TERMINAL STATION LOCATION AT NW 27TH AVE/WILSON ST



3,200+

Jobs at Montgomery Park



76%

of workers live in the tri-county Portland metro area



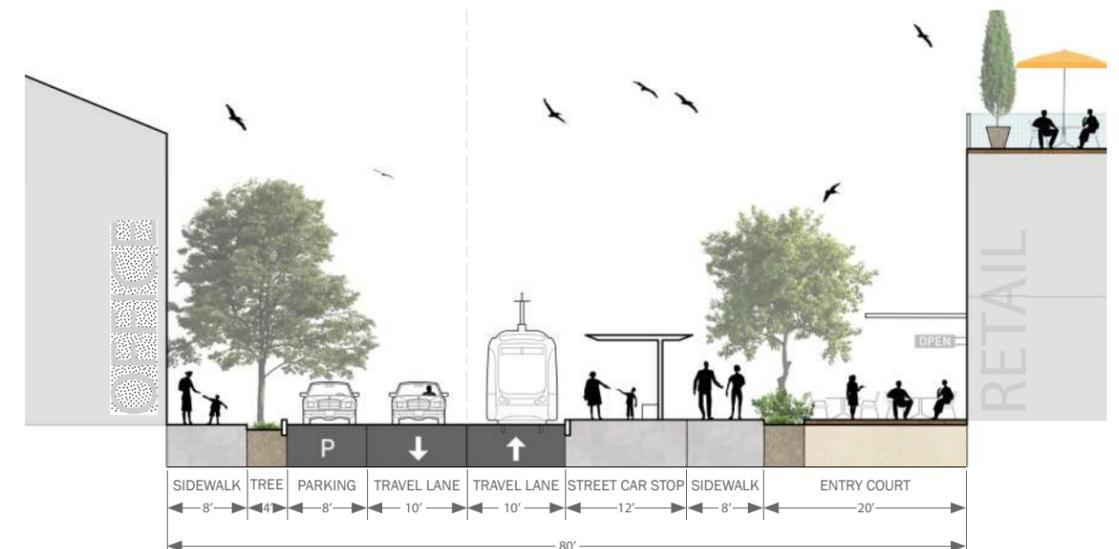
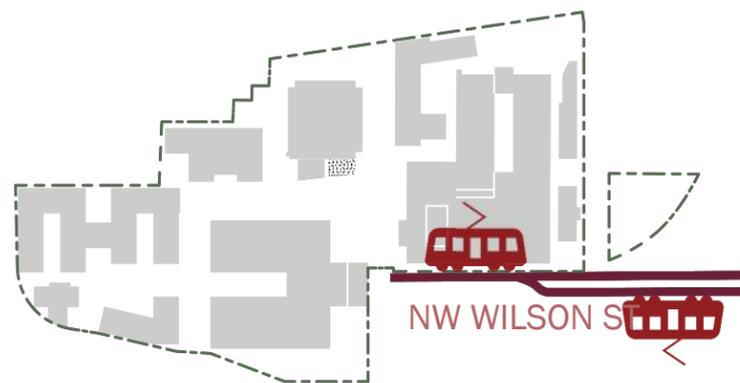
18%

of employees live within 4 miles of Montgomery Park, a typical Portland bike commute length



8%

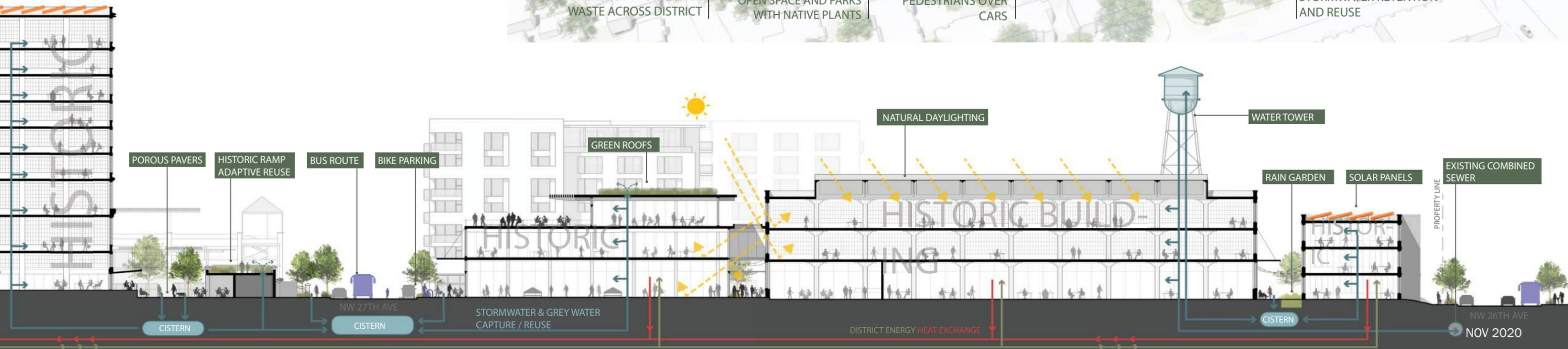
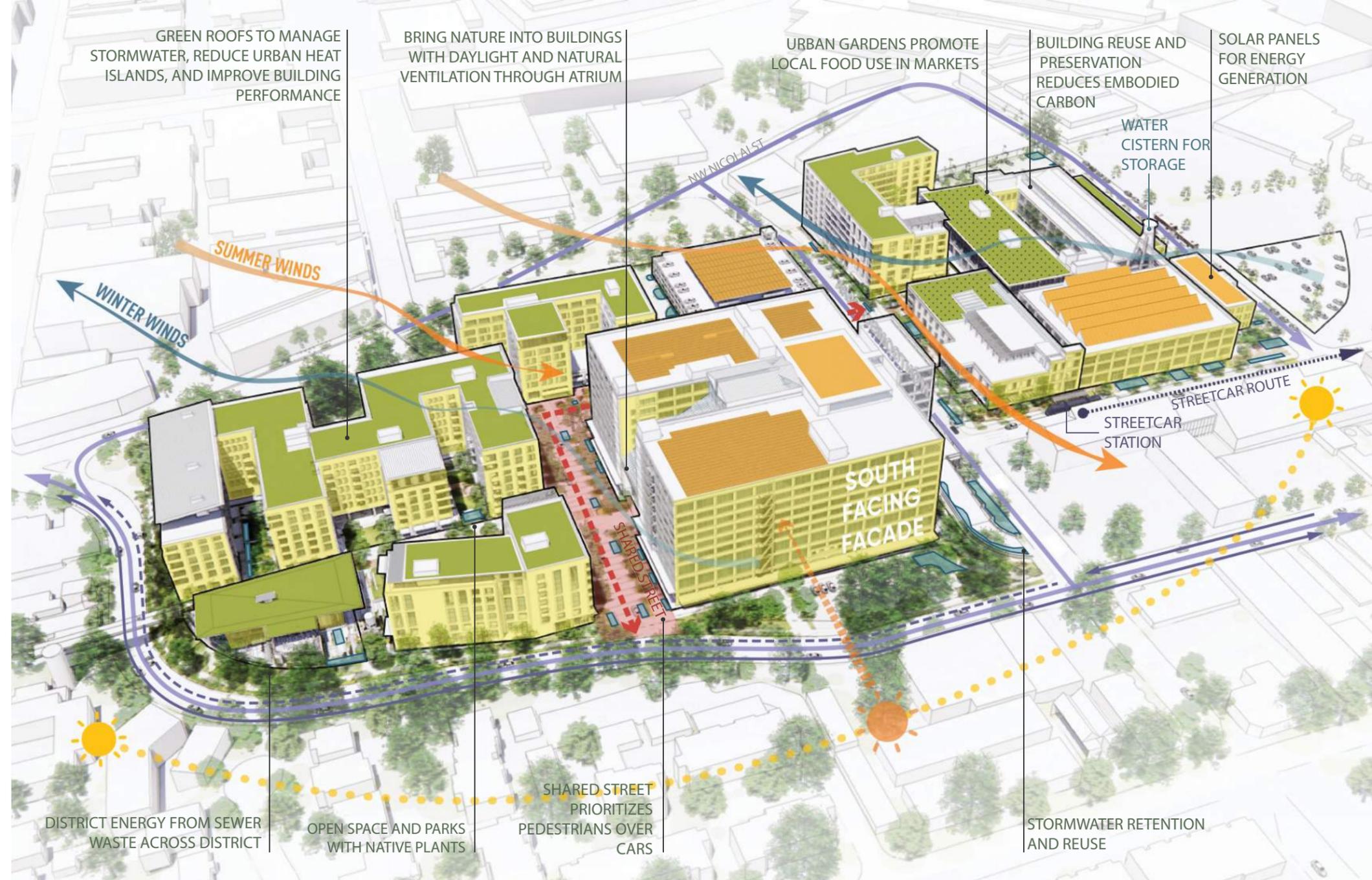
of employees have a 30-minute bus ride or shorter



SUSTAINABILITY

CREATING AN ICON OF ENVIRONMENTAL STEWARDSHIP

- UNICO COMMITTED TO SUSTAINABLE STEWARDSHIP & 2030 CHALLENGE
- CREATIVE REUSE OF EXISTING BUILDINGS INSTEAD OF BUILDING NEW TO LEVERAGE EMBODIED CARBON
- OPTIMIZED URBAN PLANNING THAT ACCOUNTS FOR SOLAR ACCESS, VIEW CORRIDORS & PREVAILING WINDS
- BIOPHILIC DESIGN STRATEGIES TO BRING NATURE & PEOPLE TOGETHER WHILE TREATING STORMWATER AS A RESOURCE NOT RISK



PROVEN TRACK RECORD

A COMMITMENT TO RESTORATION, REHABILITATION & COMMUNITY

- UNICO IS AN INVESTOR WHO BELIEVES IN THE LONG-TERM VISION OF THE COMMUNITIES IT SERVES
- UNICO'S INVESTMENT PREVENTS AGING BUILDINGS FROM DETERIORATING & DETRACTING FROM THE ECONOMIC VITALITY, SOCIAL VIBRANCY & CULTURAL FABRIC THAT HAVE MADE THE COMMUNITIES IT SERVES SO SPECIAL FOR GENERATIONS
- UNICO PRIDES ITSELF ON OUR ABILITY TO ARTFULLY BREATHE NEW LIFE INTO EXISTING BUILDINGS TO RENEW THEIR PURPOSE & CREATE EXTRAORDINARY PLACES
- UNICO EMBRACES COMMUNITY ENGAGEMENT AS AN OPPORTUNITY TO LISTEN, LEARN & LEAN INTO THE IDEAS THAT ENRICH THE COMMUNITIES WE'RE A PART OF



SMITH TOWER (SEATTLE, WA)



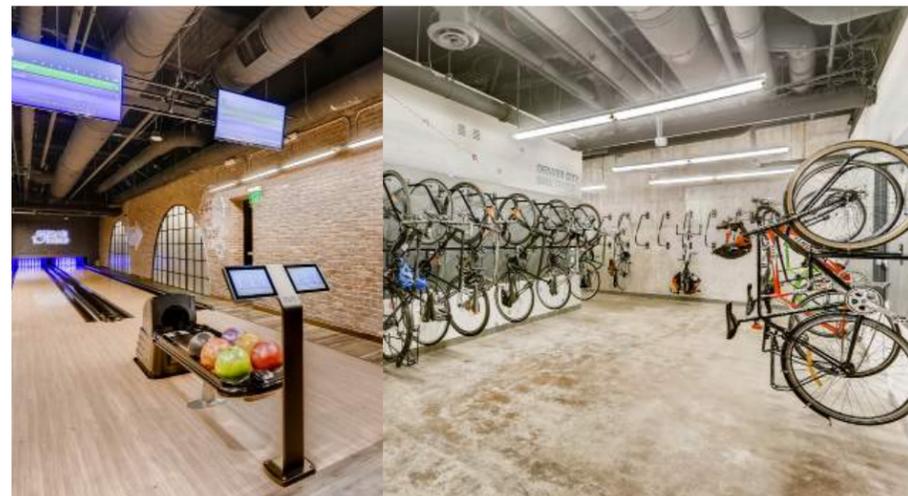
ELEPHANT CORRAL (DENVER, CO)



GRAND CENTRAL BLOCK (SEATTLE, WA)



WASHINGTON BUILDING (SEATTLE, WA)



DENVER CLUB BUILDING (DENVER, CO)

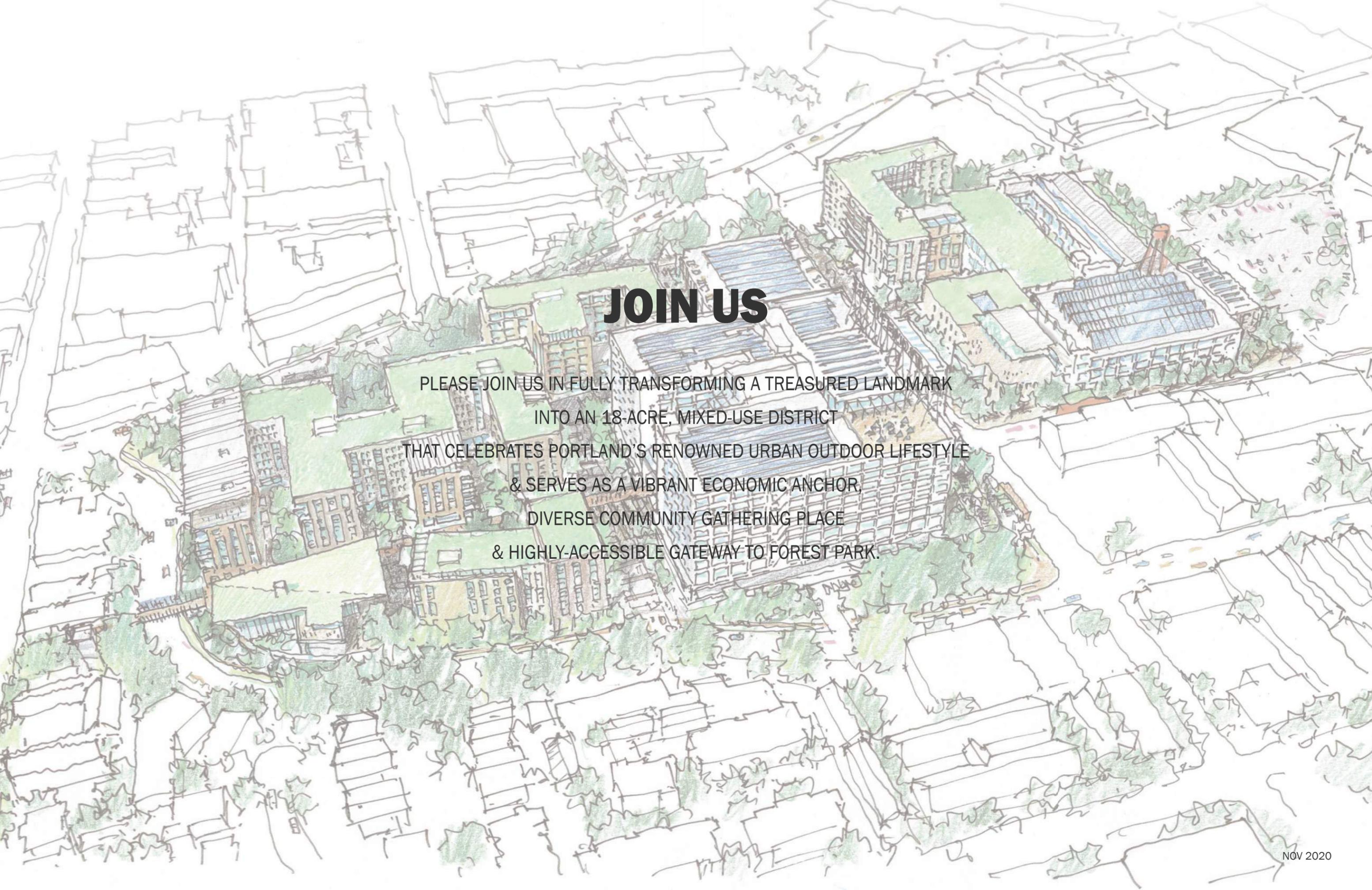


PEARL STREET MALL (BOULDER, CO)



WA BUILDING APTS (TACOMA, WA)



An architectural sketch of a city block, showing a mix of buildings, green spaces, and streets. The drawing is done in a loose, hand-drawn style with light colors. The central focus is a large, multi-story building with a grid-like facade. To its right is another large building with a blue-tinted roof. The surrounding area is filled with smaller buildings and trees, creating a dense urban environment. The overall tone is optimistic and forward-looking.

JOIN US

PLEASE JOIN US IN FULLY TRANSFORMING A TREASURED LANDMARK
INTO AN 18-ACRE, MIXED-USE DISTRICT
THAT CELEBRATES PORTLAND'S RENOWNED URBAN OUTDOOR LIFESTYLE
& SERVES AS A VIBRANT ECONOMIC ANCHOR,
DIVERSE COMMUNITY GATHERING PLACE
& HIGHLY-ACCESSIBLE GATEWAY TO FOREST PARK.