

# PRIME WATERFRONT PROPERTY CITY OF TROUTDALE, OREGON



## OVERVIEW

This 20-acre property is prime for residential, tourism and hotel development. Zoned for mixed use and located in the heart of a vibrant historic downtown, it sits on the banks of the scenic Sandy River and the edge of the Columbia River Gorge. With high visibility from I-84, close proximity to the Portland International Airport, and numerous recreational destinations and activities nearby, this site is ready and ideal for redevelopment. Learn more at [The Confluence](#).



## REGIONAL & LOCAL ASSETS

- Scenic and natural resources: [The Sandy River](#), [Columbia River Gorge National Scenic Area](#), [Glenn Otto Community Park](#), [Lewis and Clark State Recreation Site](#), and [Historic Columbia River Highway](#)
- Cultural resources: [Harlow House Museum & Park](#), [Depot Rail Museum](#), and [Barn Exhibit Hall](#)
- Amazon & Fed Ex Logistic Centers
- [McMenamins Edgefield](#), a 74-acre resort, winery, distillery, brewery, and spa
- Adjacent to [Columbia Gorge Outlet Mall](#)
- [Sugarpine Drive-In](#)
- [Mt. Hood Community College](#)
- Proximity to I-84 and <15 miles to Portland and Portland International Airport (PDX)



## OPPORTUNITY

The City of Troutdale is seeking visionary developers for high density opportunity consistent with its [Town Center Plan](#).

- Vision: higher end boutique hotel development that complements adjacent historic downtown area; residential development and home ownership opportunities; direct pedestrian and vehicular connections to downtown; centralized parking facility; and compatible design standards
- Property in City's Urban Renewal Area
- Tax Increment Financing District; eligible for City's sewer-specific [System Development Charge](#) (subsidy program for new and expanded food and beverage establishments)
- Property rezoned/replatted for flexible and dense development
- Due Diligence packet available
- A planned 4-acre linear park and trail development along the embankment of the Sandy River
- Collaborative and synergistic partnerships with City and adjacent mall owner

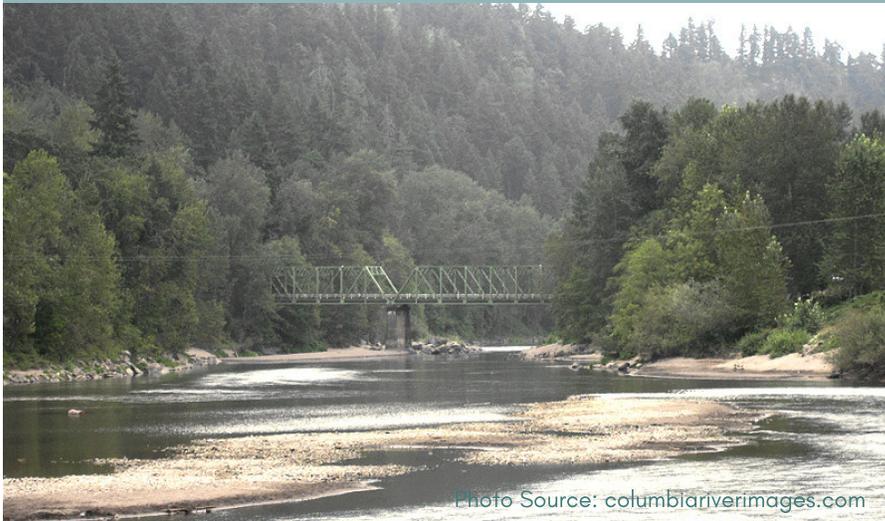


Photo Source: columbiariverimages.com

## PROPERTY DETAILS

### PROPERTY ID / ADDRESS

R708822

(East of Columbia Gorge Outlets)

### CURRENT USE

Confluence Pop-Up Disc Golf Course

### OWNERSHIP

City of Troutdale

### SIZE

20 acres with approximately 1,400' of river-frontage

### ICONIC FEATURE

120' water tower (to be retained)

### CURRENT ZONING

MU-3; Overlay - Town Center

### CONDITION

No Floodplain/Wetland Constraints  
Cleanup completed with Contaminated Media Management Plan (two small areas in SE corner)

### UTILITIES

Public water and sewer; electricity; high speed fiber optic connections

### NEXT ACTION

Seek visionary developers for public private partnership interested in creating a one-of-a-kind destination

## FOR MORE INFORMATION

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