

City Interviews Developers for Confluence Site

News Release Date

03-13-2023

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The City of Troutdale recently conducted interviews with three firms to that are candidates to develop **The Confluence at Troutdale**, a roughly 16-acre former industrial site just north of downtown and adjacent to the Sandy River. The new development will border the upcoming **Sandy River Park & Trail**, a 3.5-acre waterfront park that will connect downtown with the 40-mile loop trail.

The interviews took place in the Kellogg Room and via Zoom over the span of two days. Each interview lasted about 90 minutes. Below is a list of each development firm along with their proposal for the site and a video of their interview with the Town Center Advisory Board. You can watch a recording of the March 9, 2023 meeting of the Troutdale Town Center Advisory Board in which they discuss the proposals to make a recommendation to City Council.

Brief Site History:

The urban renewal project that would ultimately become The Confluence at Troutdale began with cleanup and demolition activities at the former Troutdale sewer treatment plant and former wool pullery facility property located just north of downtown. After the wool pullery shut down in 1970, a cabinet manufacturing business operated in the building until 1999. The land has been vacant since the City of Troutdale decommissioned the old plant and opened it's new Water Pollution Control Facility off NW Graham Road in November 2001. Cleanup of the resulting brownfield site began in late 2015 and the building was demolished in 2019. Lean more about the site history at [TheConfluence.info](#).

You can view a [photo slideshow](#) of how the site has evolved since 2018.

Capstone Partners

[Capstone website](#)
[Proposal for The Confluence](#)

Ethos - Time Equities

[Ethos website - Time Equities website](#)
[Proposal for The Confluence](#)

Wood Partners

[Wood Partners website](#)
[Proposal for The Confluence](#)

Town Center Advisory Board

[Town Center Advisory Board website](#)
[March 9, 2023 meeting video](#)





Supporting Documents



Capstone Proposal for The Confluence
5.15 MB



Capstone Interview Presentation 7.02 MB



Ethos - Time Equities Proposal for The
Confluence 2.69 MB

Ethos - Time Equities Interview
Presentation 6.96 MB

Wood Partners Proposal for The
Confluence 4.85 MB

Wood Partners Interview Presentation
3.04 MB

[View Slideshow](#)