

City Selects Firm for Confluence Development

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Following **discussions and a recommendation from the Town Center Advisory Board** (TCAB), the City of Troutdale's Urban Renewal Agency has designated Capstone Partners as the primary developer for an exclusive negotiating agreement over development of **The Confluence at Troutdale**.

This follows the City's **interviews with three firms** to develop the 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.

Capstone's **concept for The Confluence** features a park plaza along the riverfront with hotels, multiple housing options, commercial spaces and industrial spaces mixed into the site. You can explore some of their **other development projects** and watch their presentation to TCAB in the video below.

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 its 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. Learn more about the site history at **TheConfluence.info**.

You can view a **photo slideshow** of how the site has evolved since 2018.

Supporting Documents

Capstone Partners Proposal for The Confluence 5.15 MB