



MONTGOMERY PARK MASTER PLAN

A VISION FOR NORTHWEST PORTLAND

MAY 2020

MONTGOMERY PARK MASTER PLAN

A VISION FOR NORTHWEST PORTLAND

TABLE OF CONTENTS

The Big Picture	04
Site Discovery	12
Vision	28
• District Framework	30
• East Zone	44
↳ American Can Warehouse	54
• Central Zone	60
↳ Montgomery Park Building	70
• West Zone	76
↳ Trailhead Lodge	86
Streetscape / Mobility / Parking / Service	92
Resiliency & Infrastructure	110
Master Plan Team	122



THE BIG PICTURE



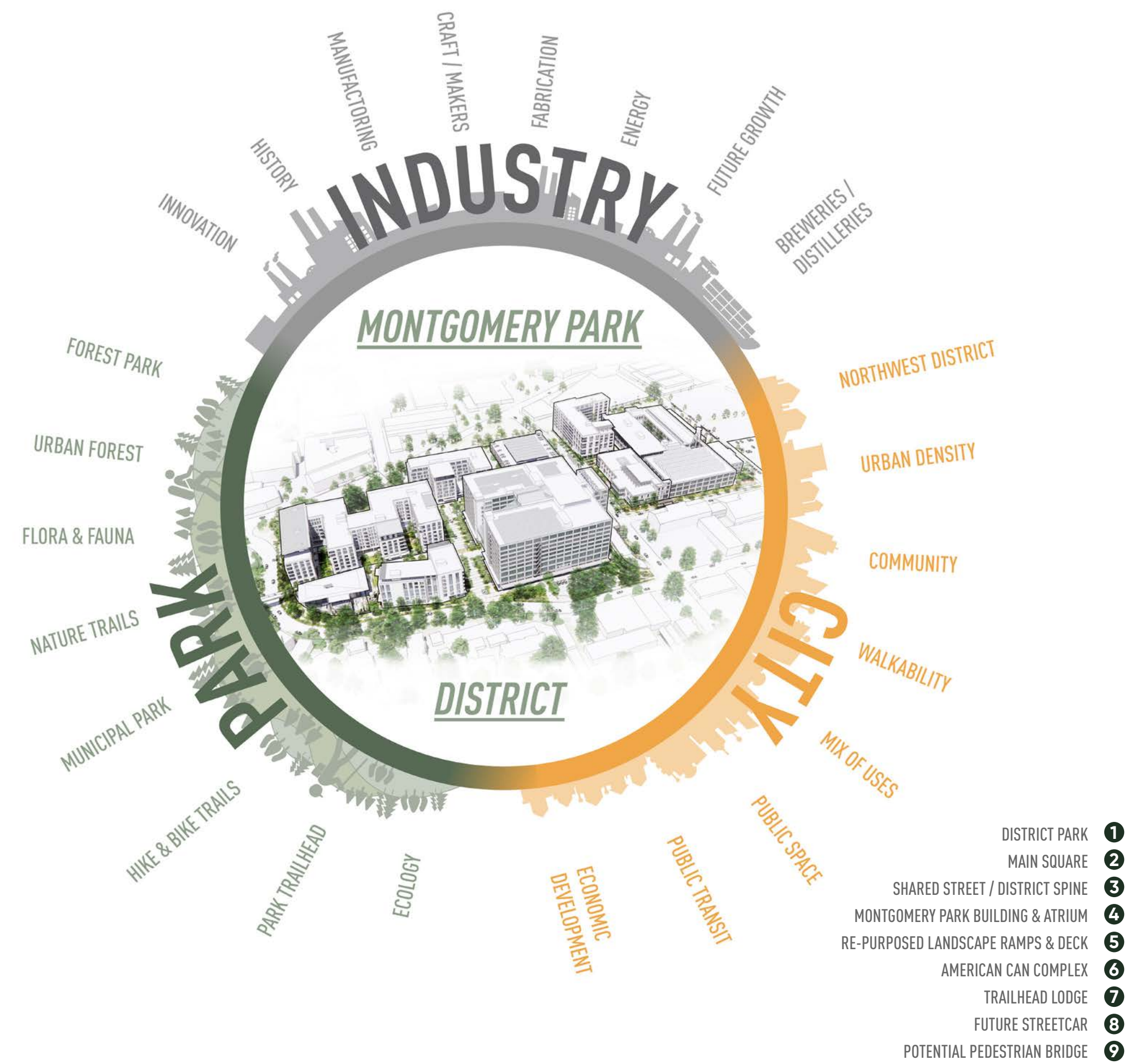
INTRODUCTION & OPPORTUNITY

Montgomery Park is an icon of Portland industry and commercial activity. Its century old architecture is rich in character and steeped in stories that echo the City's own economic and cultural lineage.

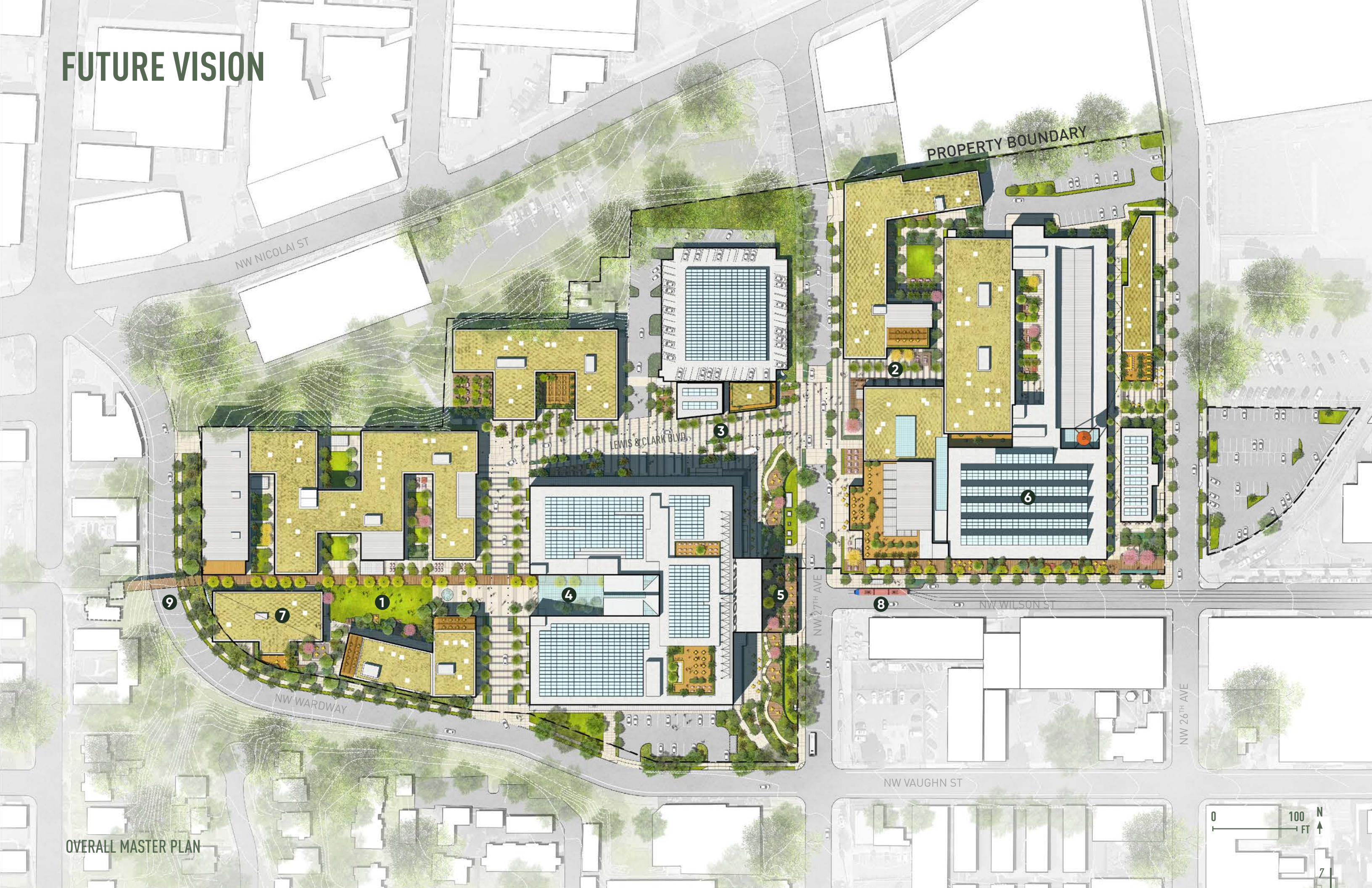
Montgomery Park is also uniquely situated next to one of the region's most renowned natural resources, Forest Park, that provides the site with a singular opportunity to renew itself as an iconic mixed-use district that celebrates Portland's famed urban outdoor lifestyle and anchored by the same landmark building Portlanders have treasured for a century.

With incredible vision that respects the past and looks to the future, Montgomery Park seeks to evolve a deeply rooted community and commercial core with direct connections to acres of forested parks and miles of trails in Northwest Portland.

A singular opportunity to renew itself as an iconic mixed-use district that celebrates Portland's famed urban outdoor lifestyle

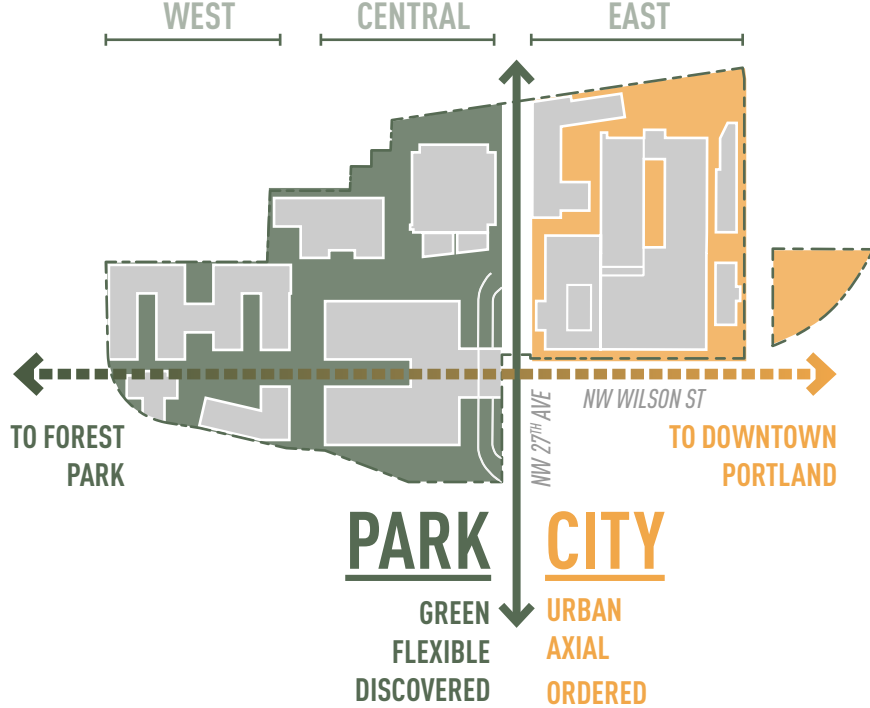


FUTURE VISION



A NEW LAUNCHING POINT TO FOREST PARK

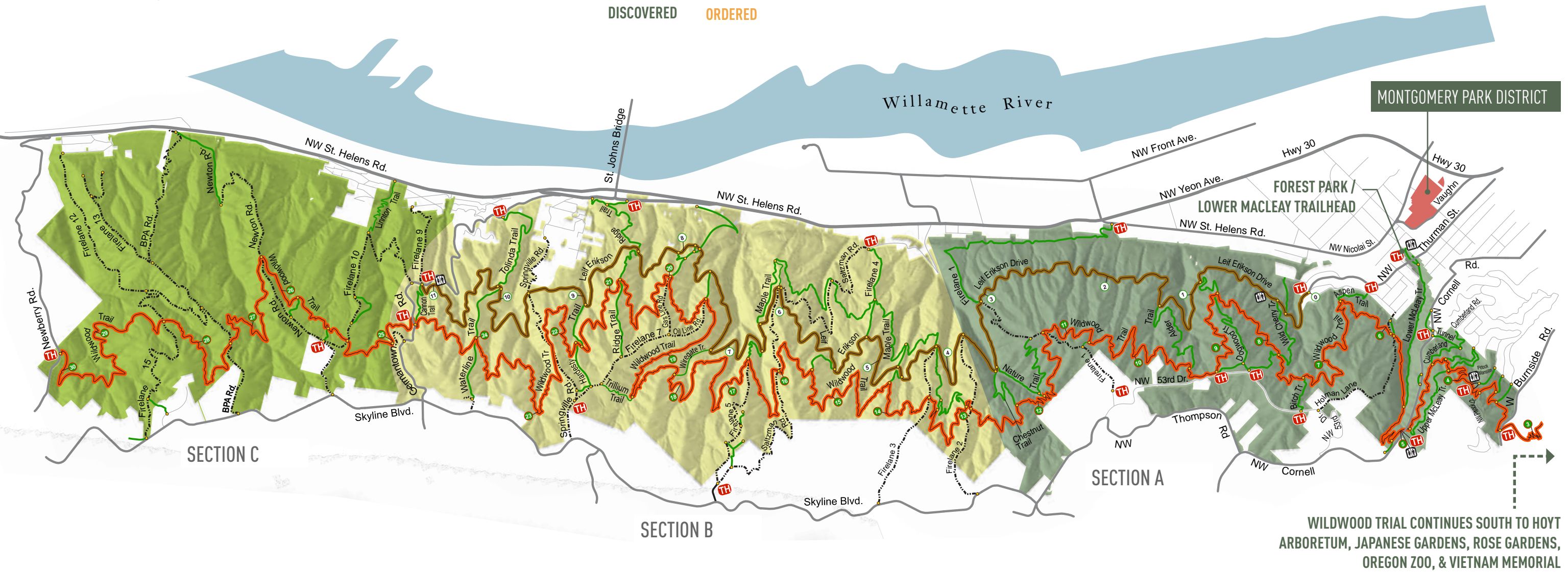
Portland is known for its access and cultural identity to the outdoors. Montgomery Park District has the opportunity to leverage its proximity to Forest Park and build an identity and purpose as an outdoor mecca and urban trailhead for the nearby 5,200 acre park. The district will become a threshold where city meets park with a future streetcar expansion and parking garage that increases public access and a new district park and Trailhead Lodge where the outdoor community can gather. This recreational lifestyle offers business and event opportunities for retailers, rental shops, and local parks office to cater and educate the public.



5 MINUTE WALK
TO FOREST PARK FROM STREETCAR

80+ MILES
OF ACCESSIBLE TRAILS

5,200 ACRES
OF PUBLIC FOREST LAND



FOREST PARK FEATURES

- THE STONE HOUSE
- WITCH'S CASTLE
- BALCH CREEK
- PITTOCK BIRD SANCTUARY
- PORTLAND AUDUBON
- PITTOCK MANSION

PRINCIPLES & IDENTITY

1 ESTABLISH THE MONTGOMERY PARK DISTRICT AS AN EPICENTER FOR PORTLAND'S URBAN OUTDOOR LIFESTYLE, ROOTED IN ITS PROXIMITY TO FOREST PARK AND CONNECTION TO THE CITY

2 DEVELOP A DESTINATION DISTRICT ANCHORED BY THE ICONIC MONTGOMERY PARK BUILDING AND AMERICAN CAN COMPLEX

3 CELEBRATE THE 1905 LEWIS & CLARK CENTENNIAL EXPOSITION HISTORY AND FAMED FORESTRY BUILDING LEGACY

4 FOSTER COMMUNITY BY CREATING AN AUTHENTIC PLACE FOR NORTHWEST PORTLAND THAT IS WELCOMING, SAFE, AND INCLUSIVE

5 DESIGN PEDESTRIAN-FRIENDLY BUILDINGS AND SPACES THAT ARE FLEXIBLY PROGRAMMED, VARIABLY SCALED, AND DYNAMIC

6 DESIGN A COHERENT ARCHITECTURAL VOCABULARY THAT CELEBRATES THE HISTORIC BUILDINGS WHILE ARTFULLY INCORPORATING A CONTEMPORARY MIX OF USES

7 EMBRACE PORTLAND'S LOCALLY ROOTED IDENTITY WHILE ESTABLISHING THE DISTRICT AS A REGIONAL DESTINATION FOR RETAIL, ARTS, INNOVATION, FOOD, AND CREATIVE CULTURE

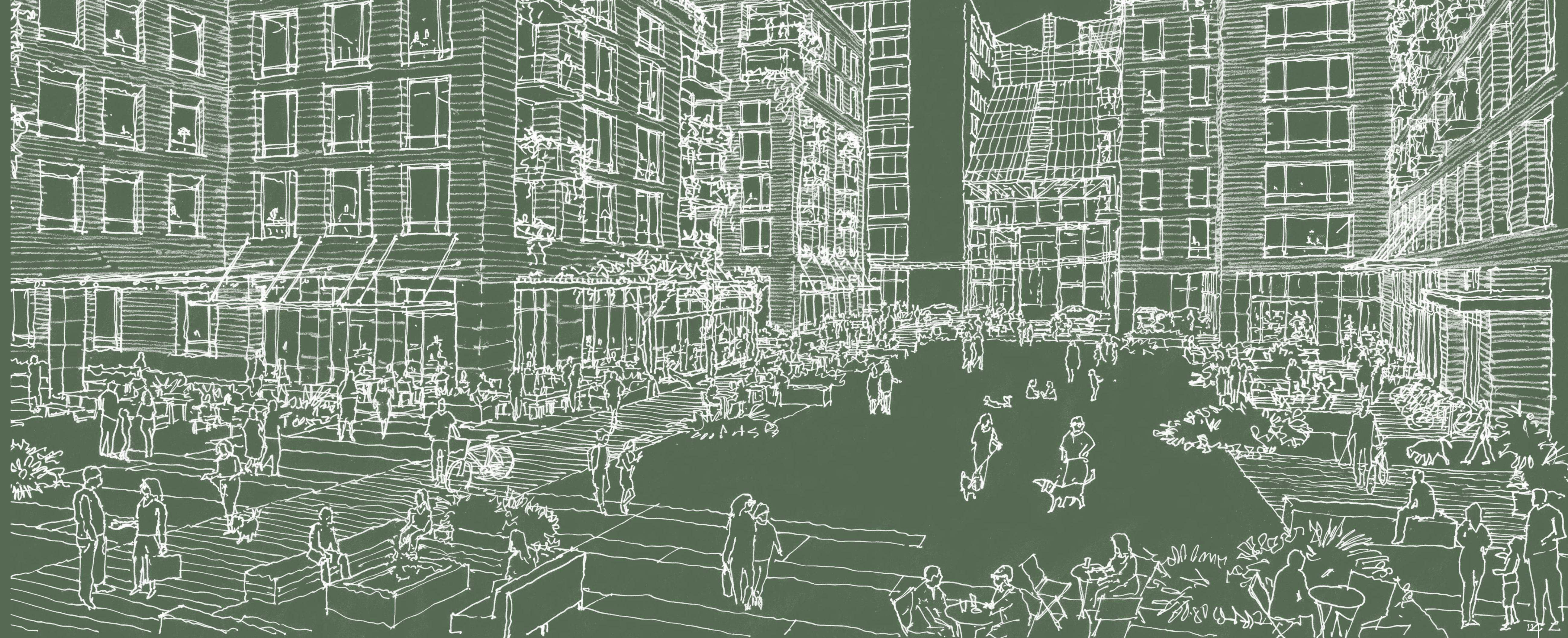
8 EXEMPLIFY ENVIRONMENTAL STEWARDSHIP AS INTEGRAL PART OF PLACEMAKING

9 PROMOTE CONNECTIVITY BY BECOMING A MULTI-MODAL TRANSIT HUB FOR NORTHWEST PORTLAND

10 ELEVATE THE MONTGOMERY PARK BRAND THROUGH MEANINGFUL DEVELOPMENT PHASES THAT EXECUTE AN ECONOMICALLY SUCCESSFUL PLACE WHERE PEOPLE WANT TO WORK, LIVE, AND PLAY



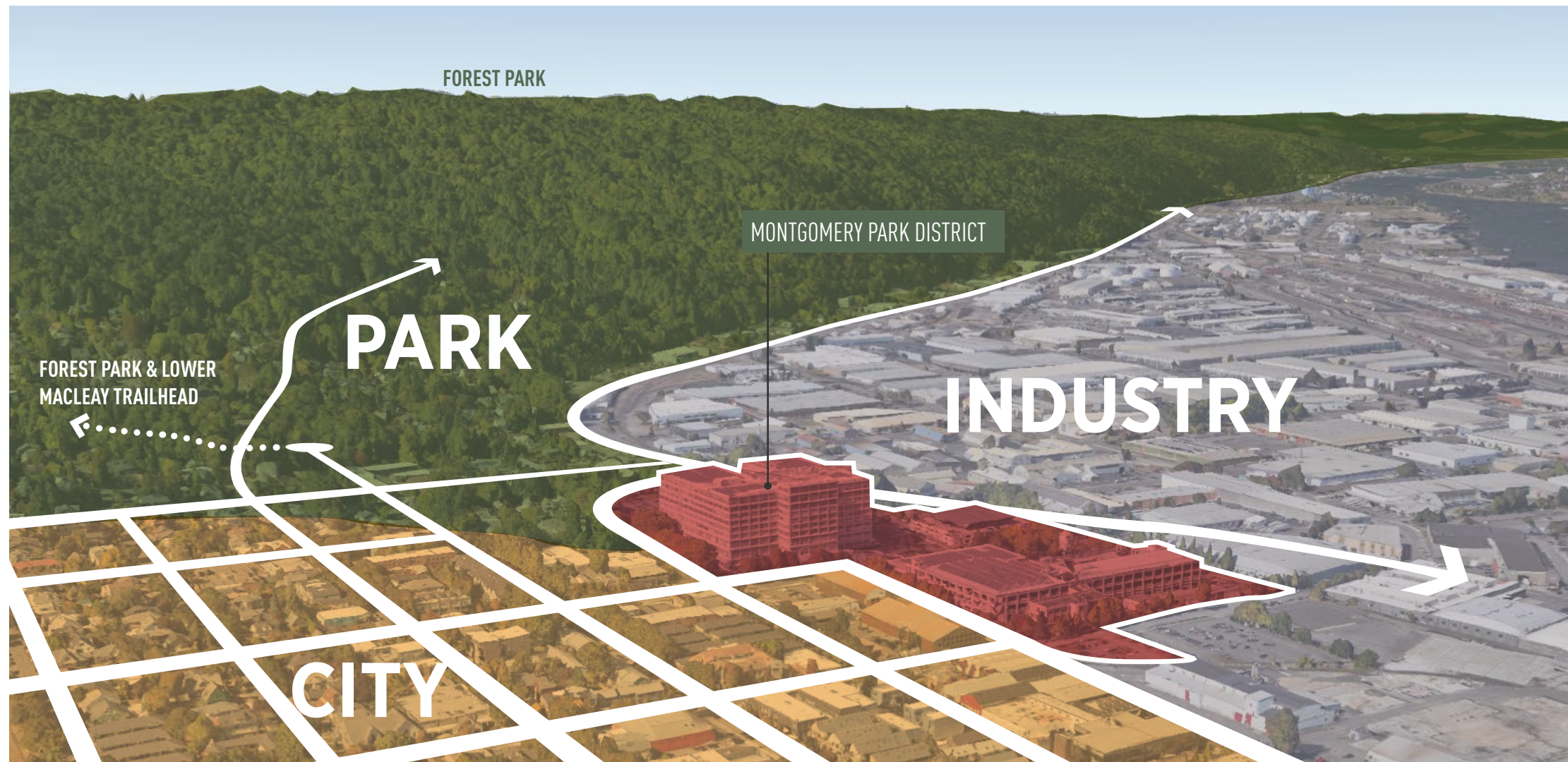
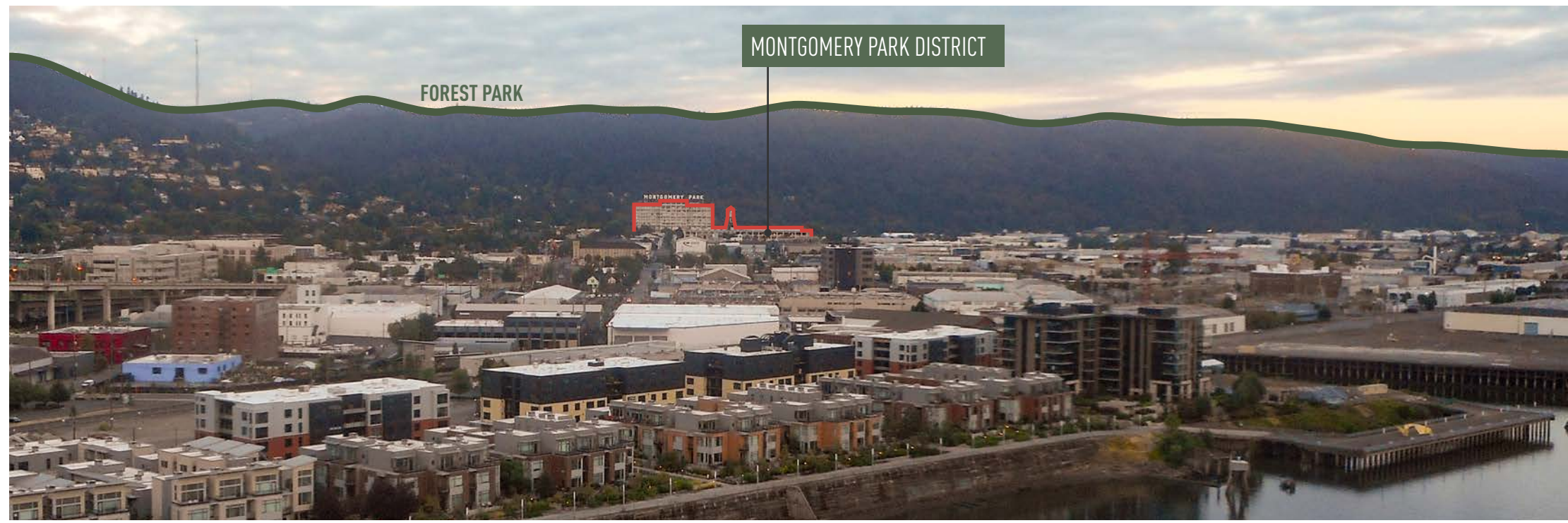
SITE DISCOVERY



PROJECT POSITIONING

Montgomery Park District is located on the northwest edge of what is known as the Northwest District of Portland surrounded by residential neighborhoods to the south, industrial park to the north, and Forest Park to the west. Due to local height restrictions in the area the Montgomery Park building and sign soar over adjacent buildings and act as an ionic beacon for the district and wayfinding monument in the city. With current growth and development pressures pushing towards the northwest the district has a unique opportunity to establish a destination as a melting pot where city, industry, and park combine to provide a place for living, outdoor culture, commerce, business, food and beverage, events, wellness, fitness and access to open space. This transformation of the district into a walkable and compact urban development for residents and visitors will distinguish itself from many other successful districts in Portland.

An ionic beacon for the district and wayfinding monument in the city.



SPORTS VENUE
HOTELS

LLOYD

SHOPPING MALL
CONVENTION CENTER

QUIET & GREEN
SHOPS / RESTAURANTS / NIGHTLIFE

NORTHWEST DISTRICT

URBAN NEIGHBORHOOD
WEALTHY

TRENDY
ARSTY / BOUTIQUE

NOB HILL / 21ST & 23RD ST

HISTORIC HOUSING
RETAIL CORRIDORS

POST-INDUSTRIAL
ART GALLERIES

PEARL

VIBRANT / LIVELY
UPSCALE NEIGHBORHOOD

SATURDAY MARKET
CHINATOWN

OLD TOWN

NIGHTLIFE
HISTORIC / PORTLAND SIGN

MIXED-USE
PSU

DOWNTOWN

HIGH-RISE TOWERS
CENTRAL BUSINESS DISTRICT

RESTAURANTS

SE INDUSTRIAL

INDUSTRIAL
CREATIVE OFFICE

WATERFRONT PARK
HEALTHCARE / RESEARCH

SOUTH WATERFRONT

OHSU CONNECTION
MAJORITY HIGH RISE HOUSING

HISTORY

LEWIS & CLARK EXPOSITION

The origins of the site date back to the 1905 Lewis and Clark Centennial Exposition which was a worldwide exposition held in Northwest Portland to celebrate the centennial of the Lewis and Clark Expedition. This four-month exhibit with twenty-one represented countries and their relative buildings included events and large open spaces for gathering. The Forestry building by Oregon was constructed of heavy timber to promote the local construction history and the main street was called the Lewis & Clark Boulevard. The future transformation of Montgomery Park District cherishes this rich cultural history of the Exposition by reimagining the Forestry building into a contemporary Trailhead Lodge as well as incorporating modern day Lewis & Clark Boulevard.

HISTORICAL BUILDINGS

In 1920-21 the two historical Montgomery Ward and American Can Complex buildings were built adjacent to the Exposition and provide a unique architectural character for the district. The Montgomery Ward Building was built as a mail order catalog warehouse and following the closing of the business in 1985 the building was converted to the second largest office building in Portland. Concurrently, the building name changed from 'Montgomery Ward' to 'Montgomery Park.' The American Can Complex was built for can packing production and closed after 38 years and in 1985 when the Montgomery Ward building was converted the American Can Complex was also converted into a garage to accommodate the Montgomery Park office tenants.



1920 POSTCARD



1939



1980

MONTGOMERY PARK BUILDING & AMERICAN CAN COMPLEX

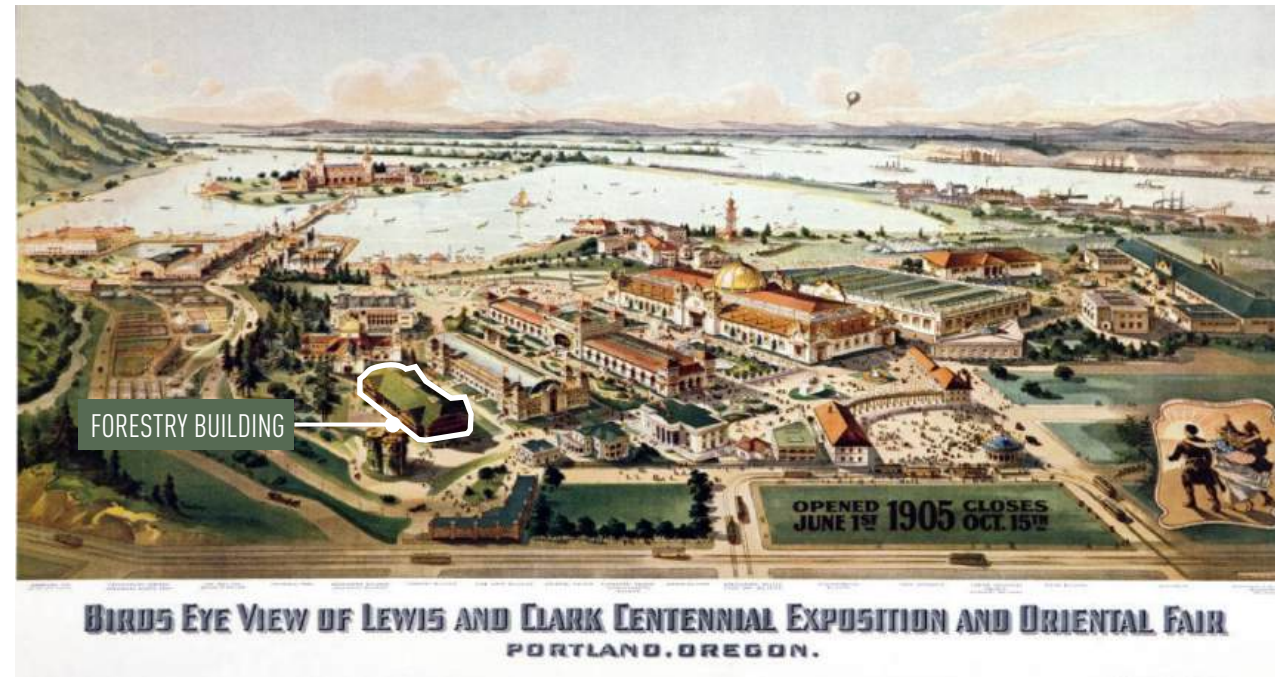
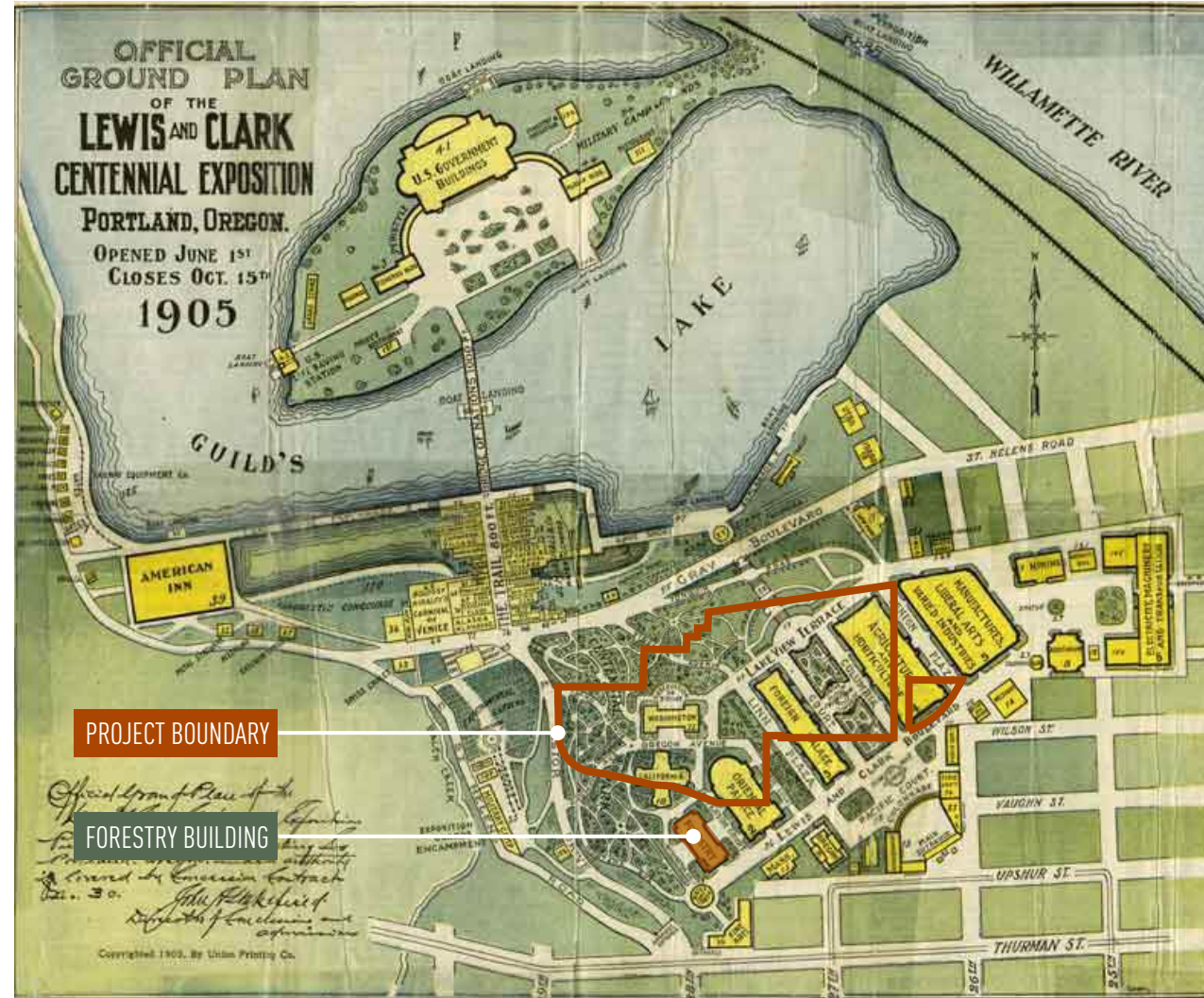


1920 CONSTRUCTION

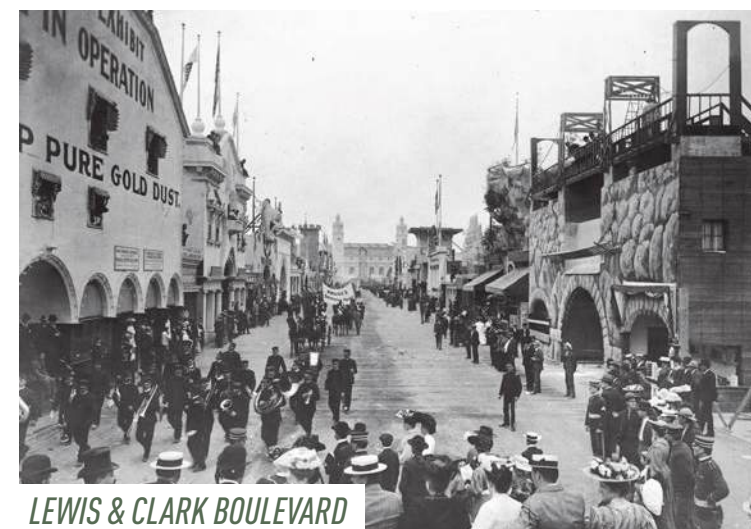


1950

1905 LEWIS & CLARK CENTENNIAL EXPOSITION



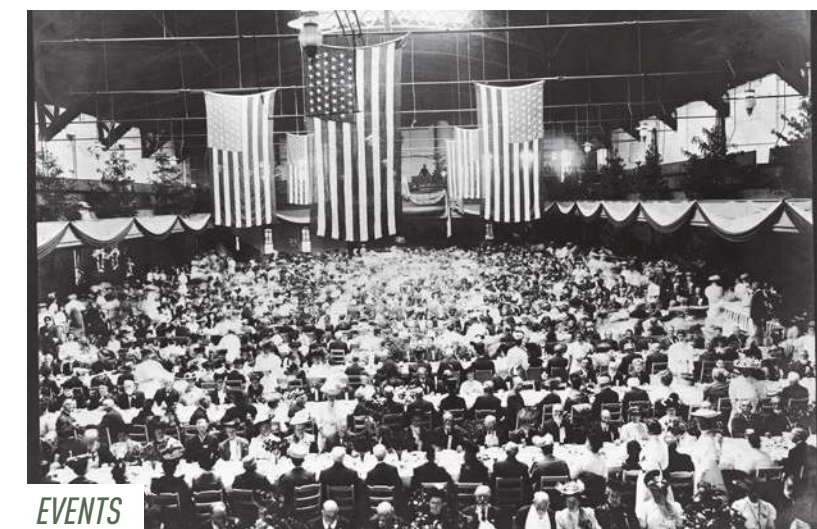
FORESTRY BUILDING



LEWIS & CLARK BOULEVARD



FORESTRY BUILDING



EVENTS



OPEN SPACES

EXISTING CONDITIONS

The district is currently comprised of six various buildings including Montgomery Park buildings, American Can Complex, and the north garage. The existing site can fit roughly twelve Portland blocks within its boundary and is only five-minute walking distance from end to end.

SITE INFORMATION

TOTAL SITE : 17.5 ACRES (765,416 FT²)

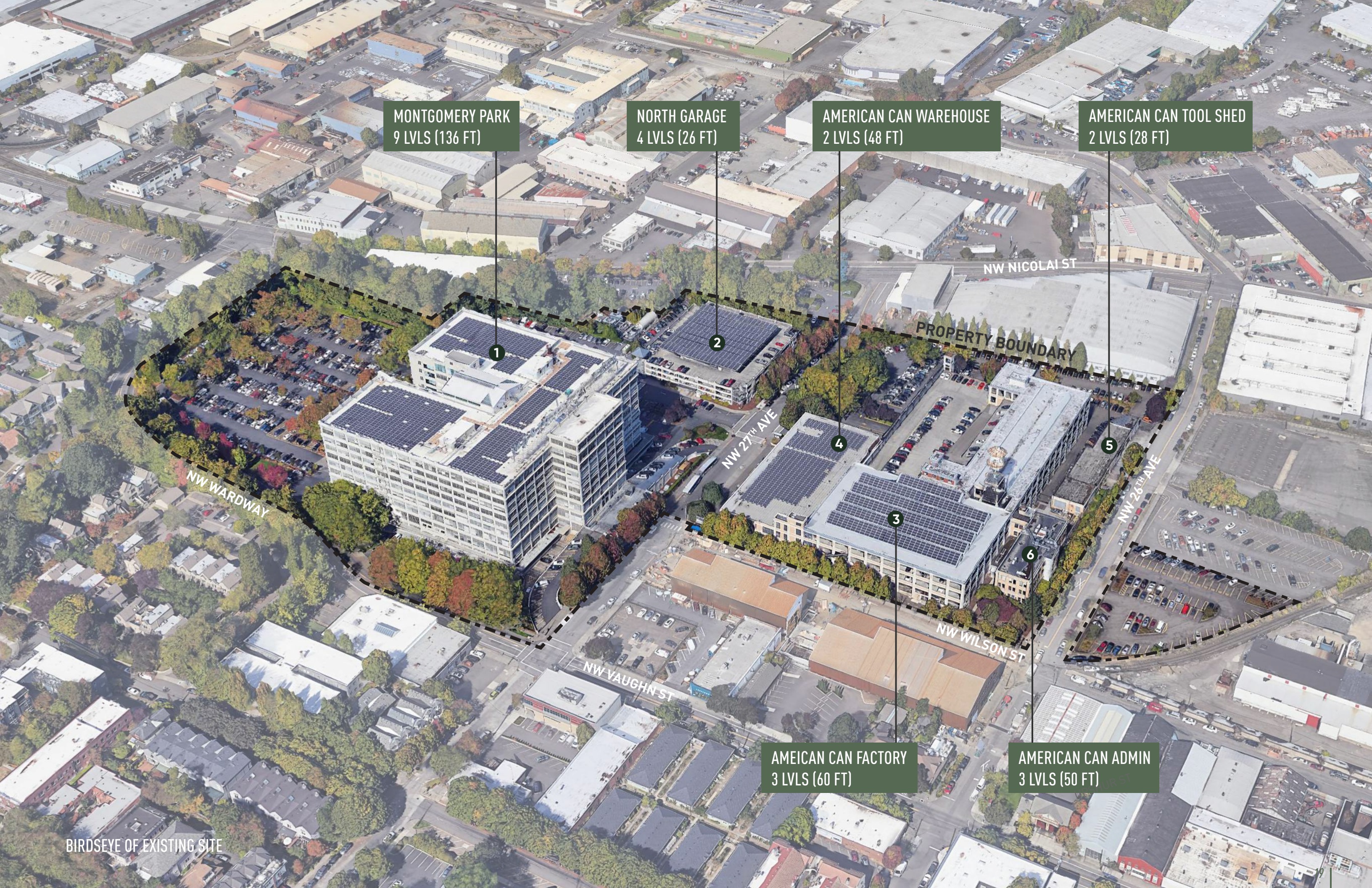
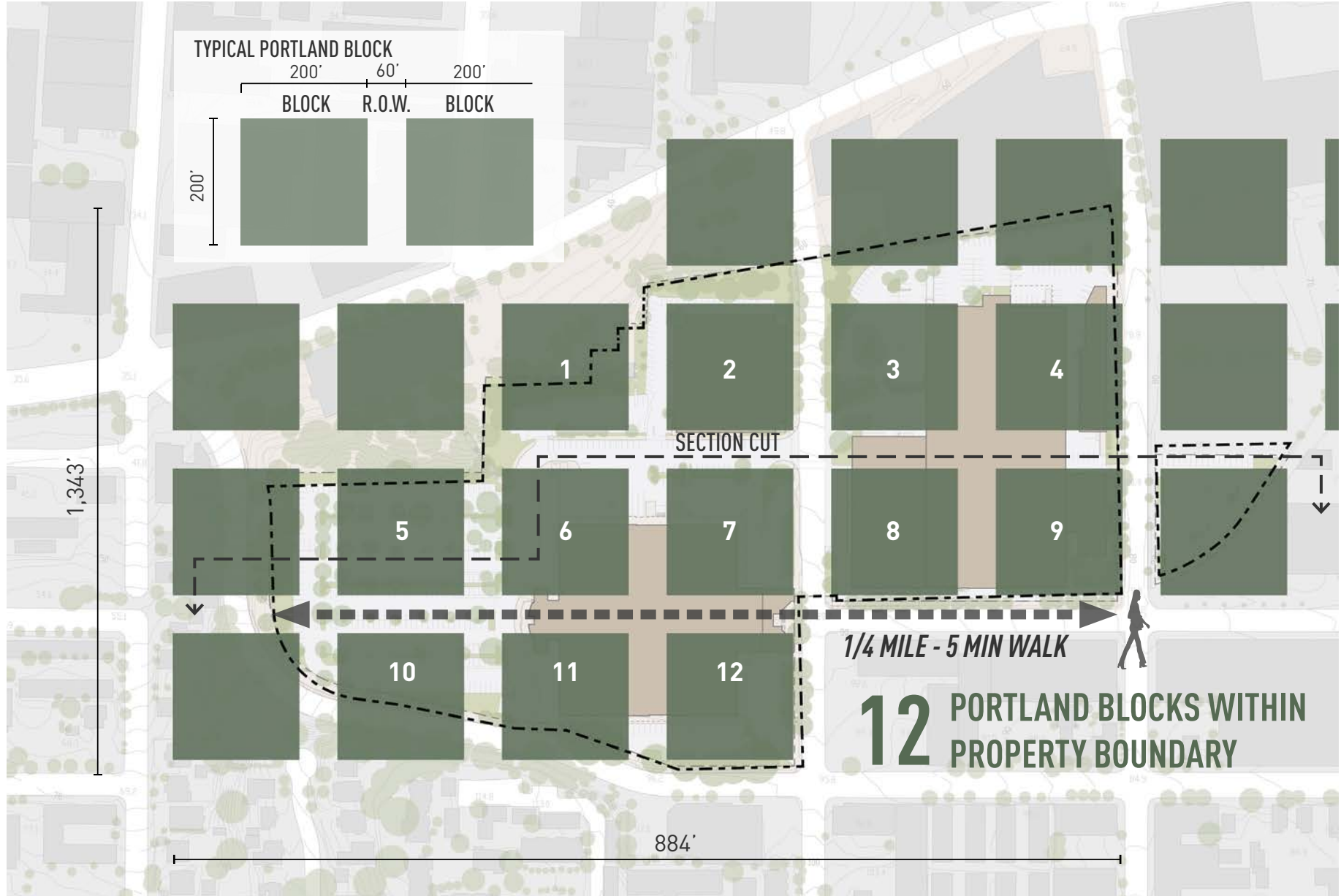
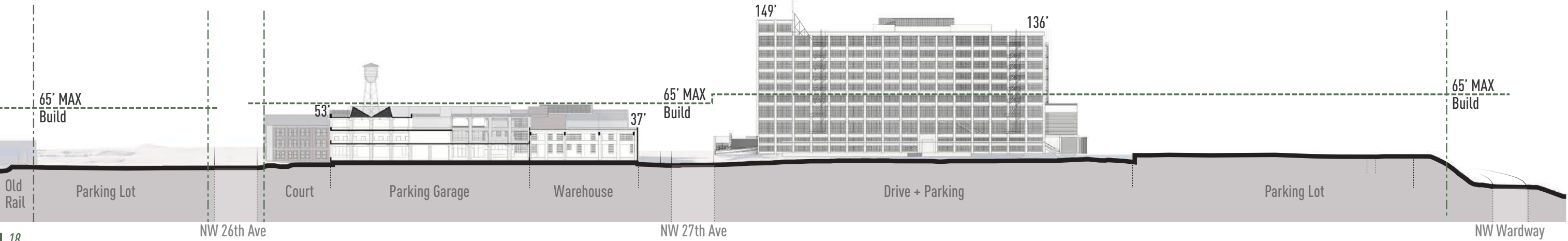
EXISTING TOTAL GSF = 1,178,537 FT²

EXISTING F.A.R. = 1.5:1

- 1 MONTGOMERY PARK: 748,663 FT²
- 2 NORTH GARAGE: 101,877 FT²
- AMERICAN CAN COMPLEX: 327,997 FT²
- 3 MAIN BUILDING: 257,534 FT²
- 4 WAREHOUSE: 36,325 FT²
- 5 TOOL SHED: 8,764 FT²
- 6 ADMIN: 25,374 FT²

EXISTING PARKING SPACES: 2,071 SPACES

EXISTING CONDITIONS SECTION



INITIAL IMPRESSIONS

PUBLIC REALM

- PROS
 - ARCHITECTURAL CHARACTER
 - SPACES FOR FUTURE OPEN SPACES & PEDESTRIAN CONNECTIONS
 - VIEWS TO FOREST PARK
- CONS
 - NOT A COHESIVE DISTRICT
 - PARKING VISIBLE EVERYWHERE
 - LARGE BUILDING FOOTPRINTS / MASSING
 - LACK OF OPEN SPACES
 - DULL STREETS
 - INACTIVE EDGES



VIEW A



VIEW B



VIEW C



VIEW D



VIEW E



VIEW F



VIEW G

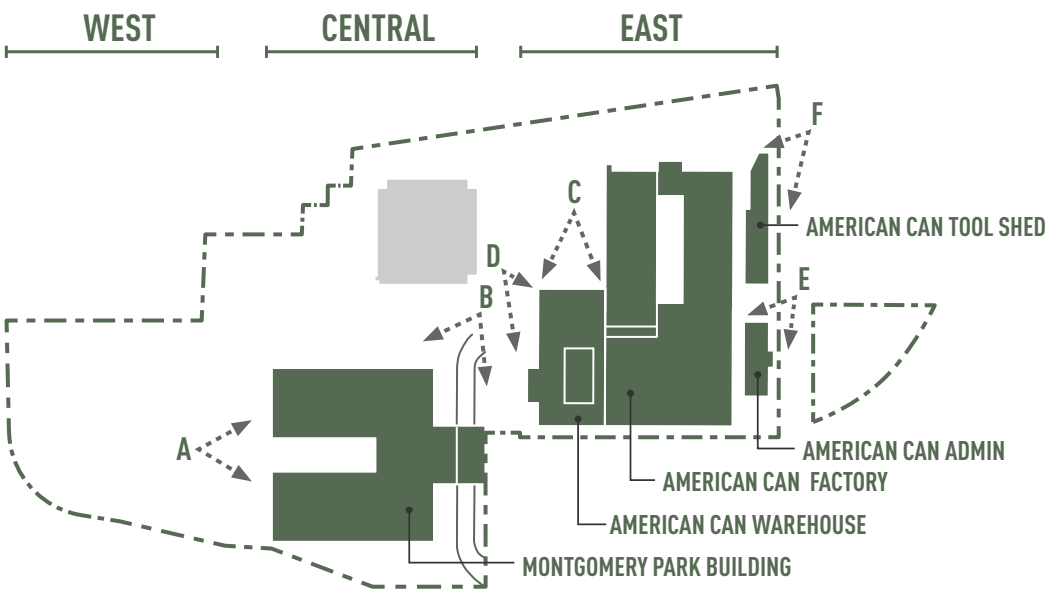


VIEW H



ARCHITECTURAL CHARACTER

The existing architectural character has an eclectic turn of the century industrial vocabulary that gives it the district a memorable identity. This authentic gritty charm appears built over time like a true evolving district that celebrates its unique history. These existing buildings provide the bones to envision future development with a cohesive material palette that represents the industrial character with a looseness in formality and casual nature. The large existing footprints provide opportunities to carve open pedestrian connections, court-yards, and light wells to promote a walkable, porous, inviting, and connected district at the ground level while providing natural lights into the buildings.



MONTGOMERY PARK BUILDING



AMERICAN CAN WAREHOUSE & FACTORY



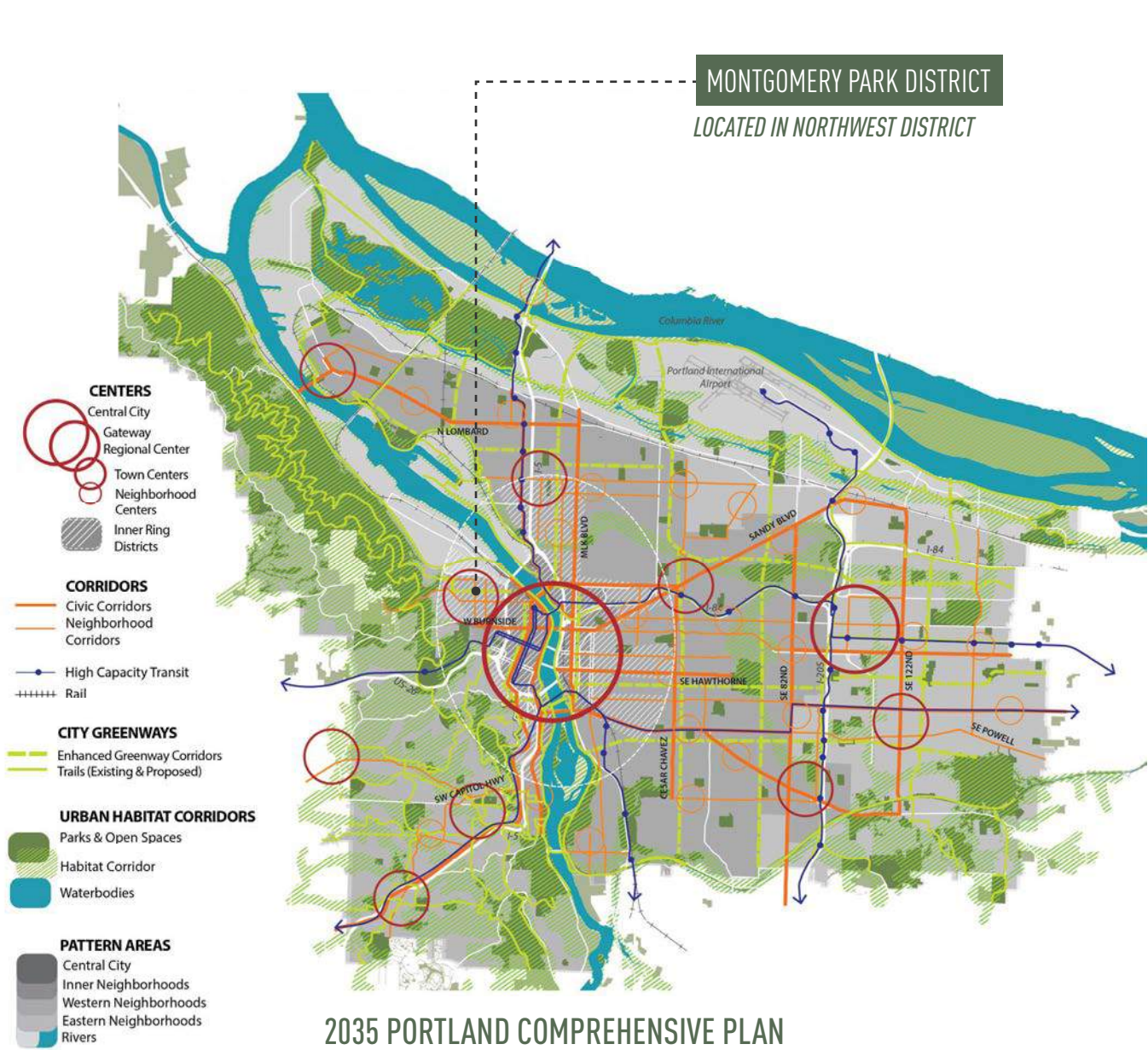
AMERICAN CAN ADMIN & TOOL SHED



NEIGHBORHOOD DIRECTION

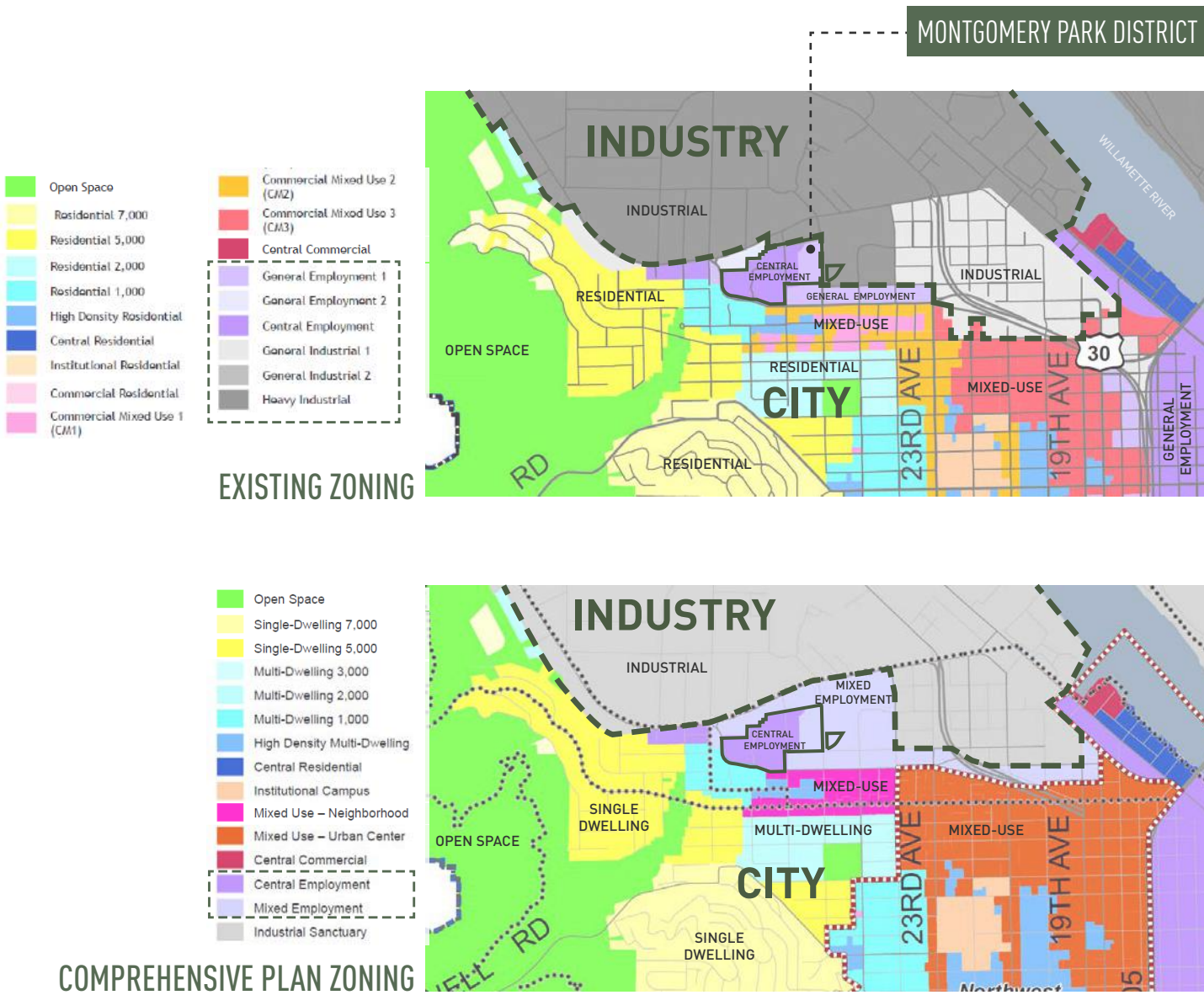
NEW CITYWIDE COMPREHENSIVE PLAN

Portland recently adopted the 2035 Comprehensive Plan which is committed to linking land use and transportation. It strives to improve Portland as a place that is walkable, bikeable and transit-friendly with active main streets. The plan is dedicated to compact development, with active employment centers, expanding housing choice, and access to parks and open space. As planned, Montgomery Park District is currently located in a future ‘town center’ area which provides an opportunity for the future district.



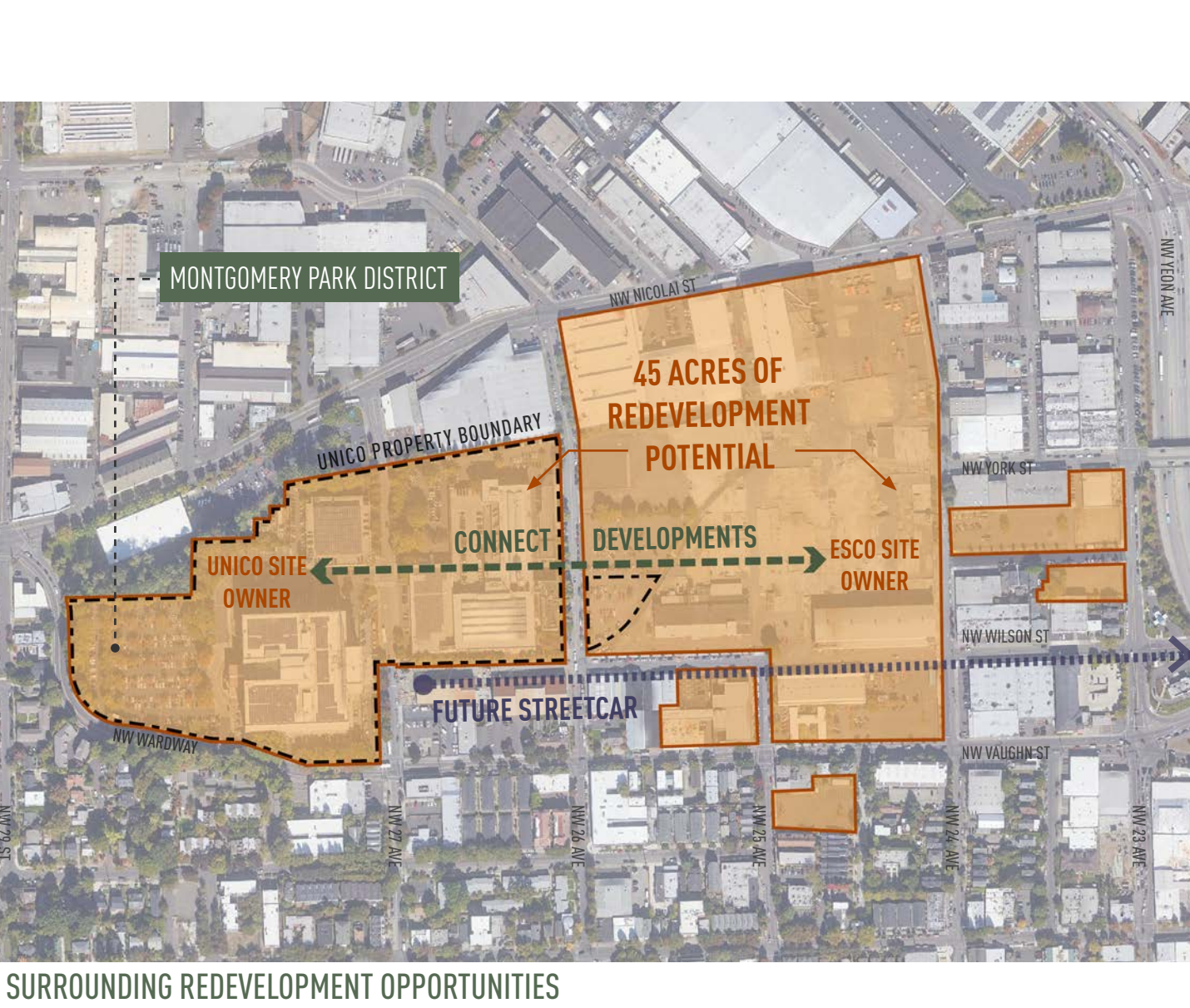
LOCAL ZONING UPDATE

The recent 2035 Comprehensive Plan has outlined a future transformation of the local zoning categories and regulations and their specific locations within the city. This alteration has spurred the rewrite of local zoning which is currently underway. The possible future impact on Montgomery Park District will be to its immediate surroundings being transformed from industry only to a denser mixed use neighborhood.



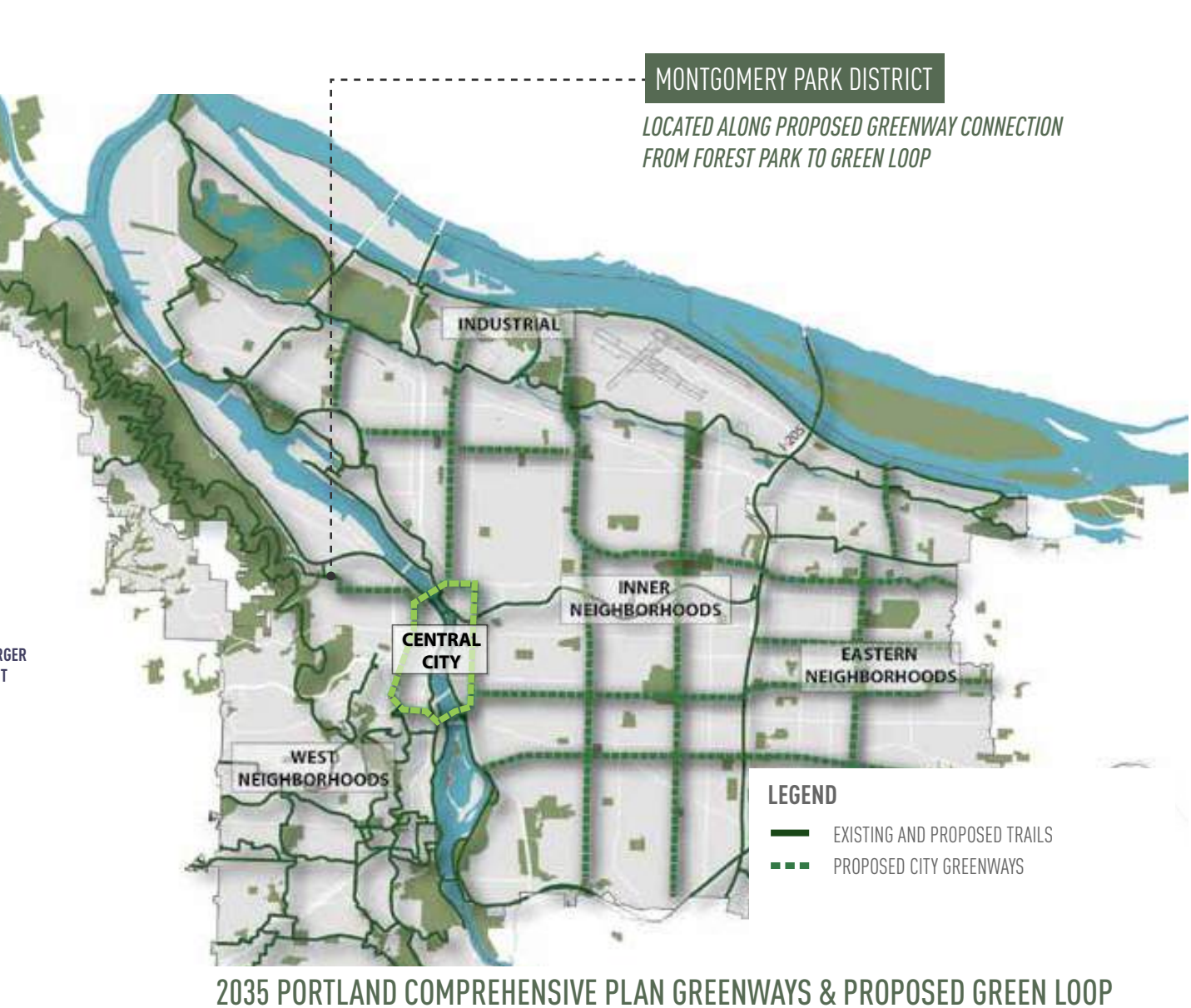
FUTURE STREETCAR & ADJACENT REDEVELOPMENT

Northwest Portland is positioned for major redevelopment opportunities due to the future streetcar expansion and recent comprehensive plan. The streetcar expansion is currently being planned that would connect Montgomery Park District to the existing streetcar network and neighborhoods across the city. Adjacent redevelopment property also plays a major role in the evolution of the district and its synergy and connection with Montgomery Park District.



CONNECTION TO THE PROPOSED GREEN LOOP

The Green Loop is a recent concept of the Central City 2035 Plan that proposes a six-mile linear park that connects people through the heart of the city and improves access to regional attractions, cultural institutions, employment centers, and shopping districts. The plan overlaps with the comprehensive plan proposed greenways with a link to Forest Park and an opportunity for Montgomery Park District to be the future urban trail head gateway and connection between the Green Loop and Forest Park.



CURRENT

A SLEEPING GIANT.

Montgomery Park is an underutilized urban campus of historic warehouse structures located between an industrial district and Portland’s most established and affluent neighborhoods. While currently occupied as an office building, its far from reaching its ultimate potential as the heart of this community.

Residing within Slabtown, a slice of the Northwest District once home to timber workers, the area is rapidly changing. It now stitches together the Pearl District, Nob Hill, and a vast industrial area. New buildings largely replace parking lot tundra creating a neighborhood with residential and industrial-chic buildings, local eateries, airy coffee shops, craft distilleries and breweries, indie boutiques, theaters and galleries.

Already a historically significant landmark, Montgomery Park has the opportunity to become a significant retail and mixed-use destination as well. Montgomery Park will both anchor and catalyze the evolution of the entire Northwest District.

FUTURE

A PORTLAND ORIGINAL. LARGELY LOCAL, ENDLESSLY AMAZING, AND ALWAYS OPEN TO NEW IDEAS.

We house infinite untapped potential in a neighborhood that’s on the move. We are urban and outdoorsy, eclectic and inclusive, unhurried and exuberant, casual and irreverent. We love a good hoodie. We support our local makers and crafters, amazing food and drink, and our endlessly creative community. We celebrate our historic, imperfect buildings and are unabashedly passionate about sustainability. We value local and don’t take ourselves too seriously. We’re all about the arts, and we live to celebrate our creatives. Every breath we take is a breath of fresh air. We are Montgomery Park, on the move.

RETAINING HISTORIC CHARACTER

A PLACE TO PLAY

A COMMUNITY DESTINATION



VISION

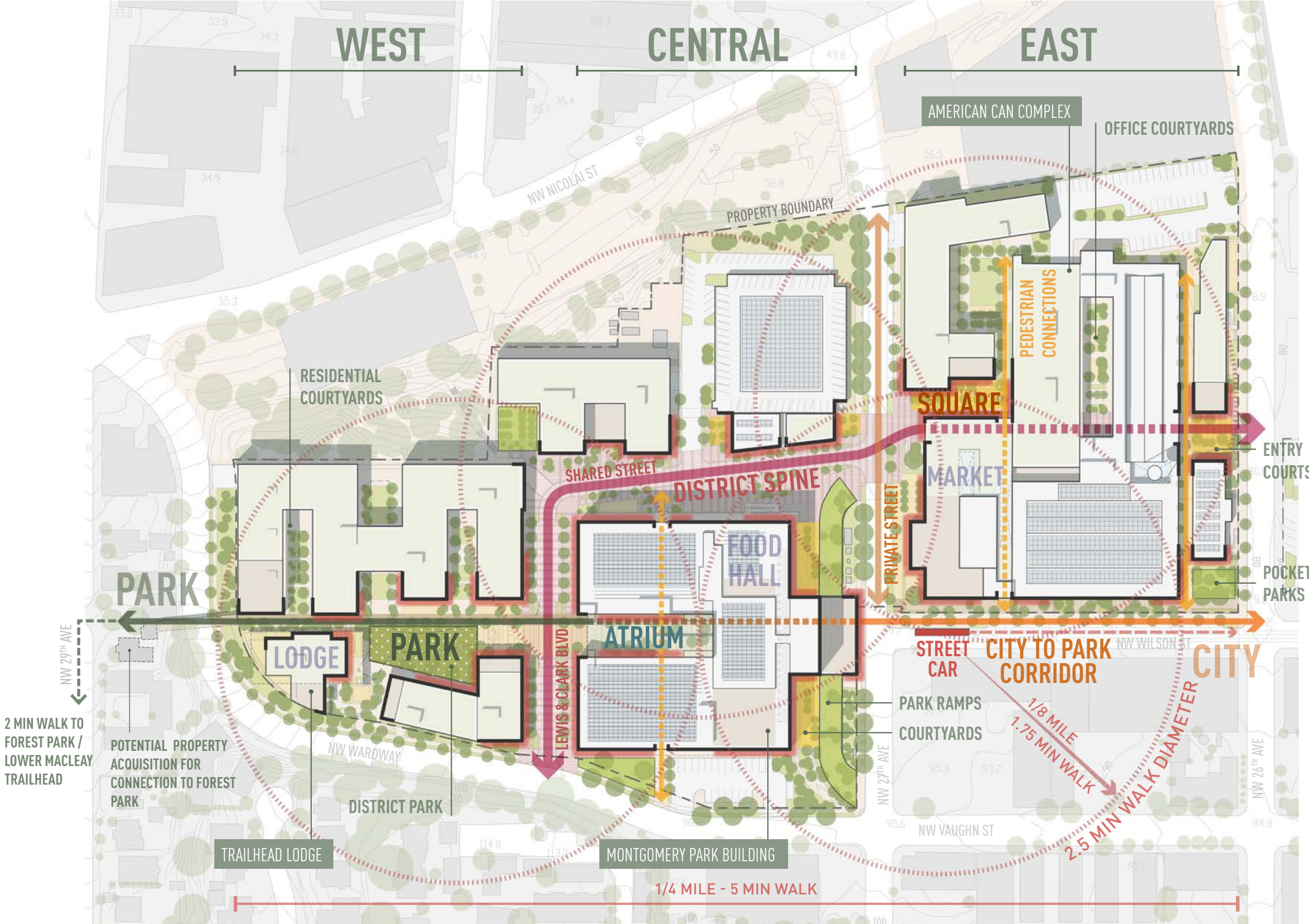
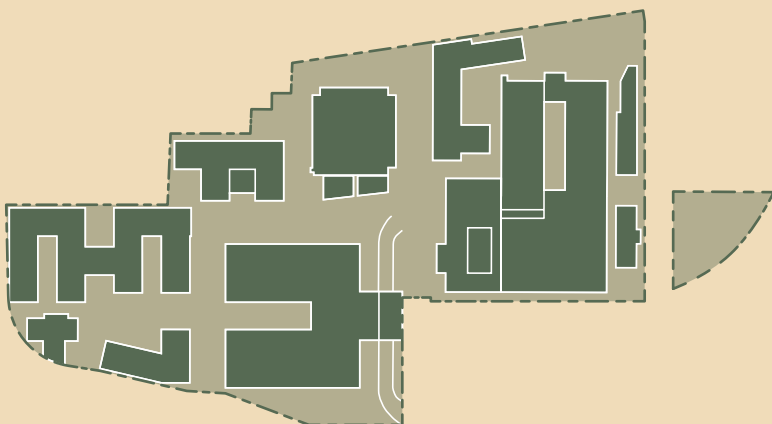


DISTRICT FRAMEWORK

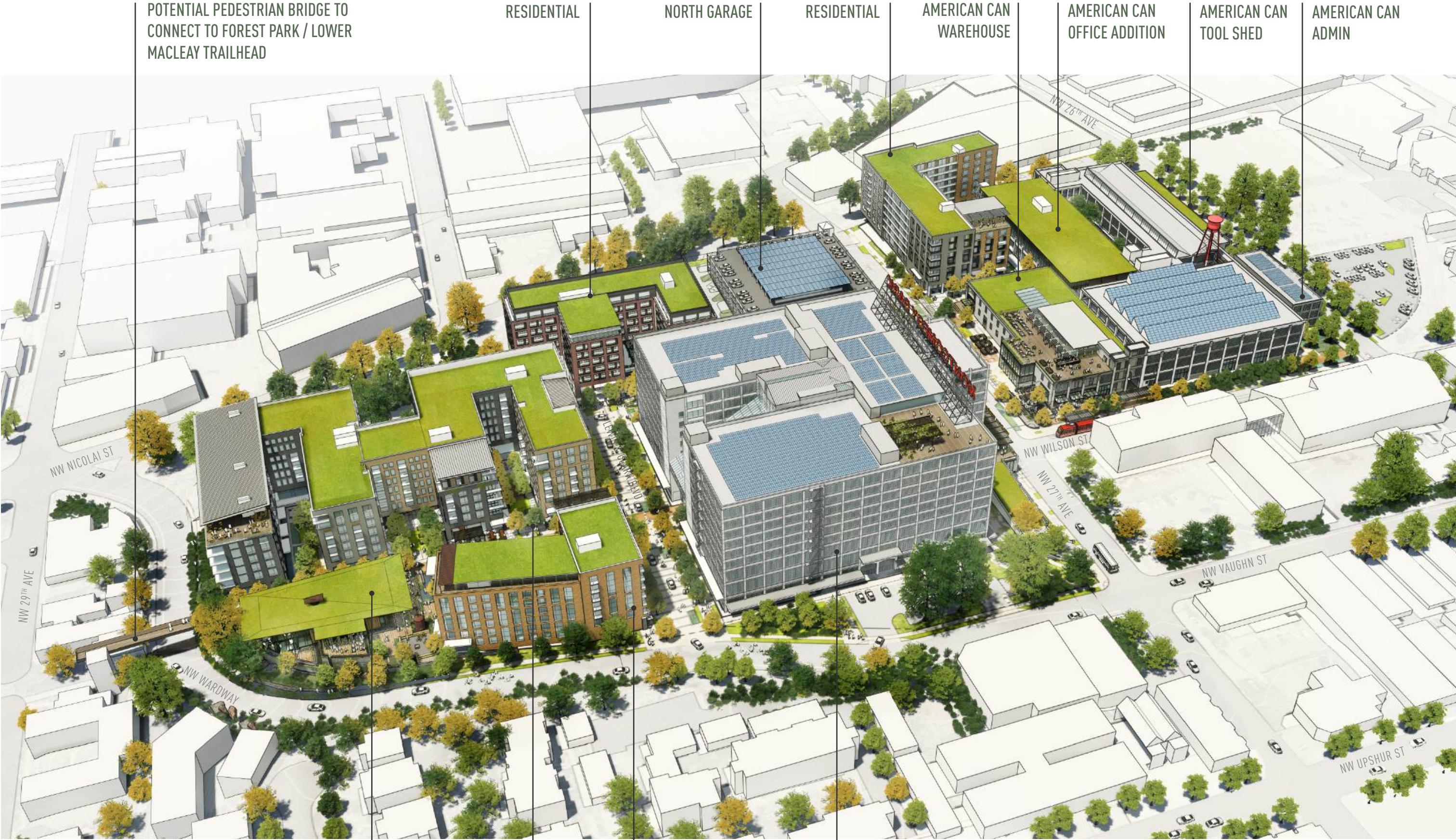
MONTGOMERY PARK DISTRICT

The Master Plan is a once-in-a-generation opportunity to holistically re-imagine Montgomery Park District's future. The district will evolve beyond its current office identity by renovating its existing historical Montgomery Park and American Can Complex buildings and infusing vertical development, pedestrian connections, active open spaces, additional mix of uses. A diverse range of uses will help activate the district throughout the day anchored by a market, food hall, and Trailhead Lodge that will promote a culinary, cultural, and outdoor identity to the district. Integrating a district spine that is both a shared street and pedestrian alleyway, innovative wayfinding, access to transit, and connection to Forest Park into the 18-acre development will encourage connectivity and walkability.

WEST CENTRAL EAST



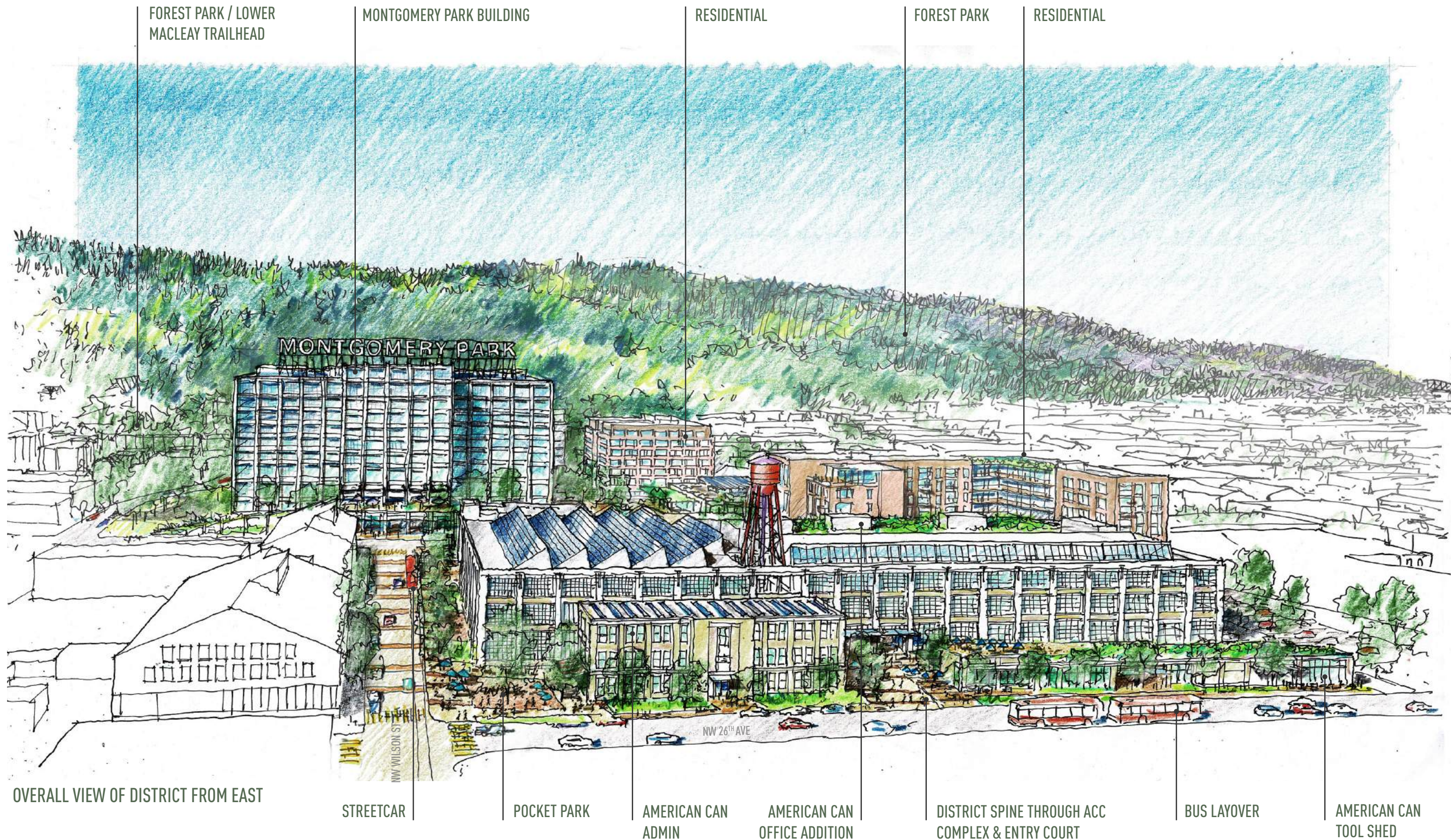
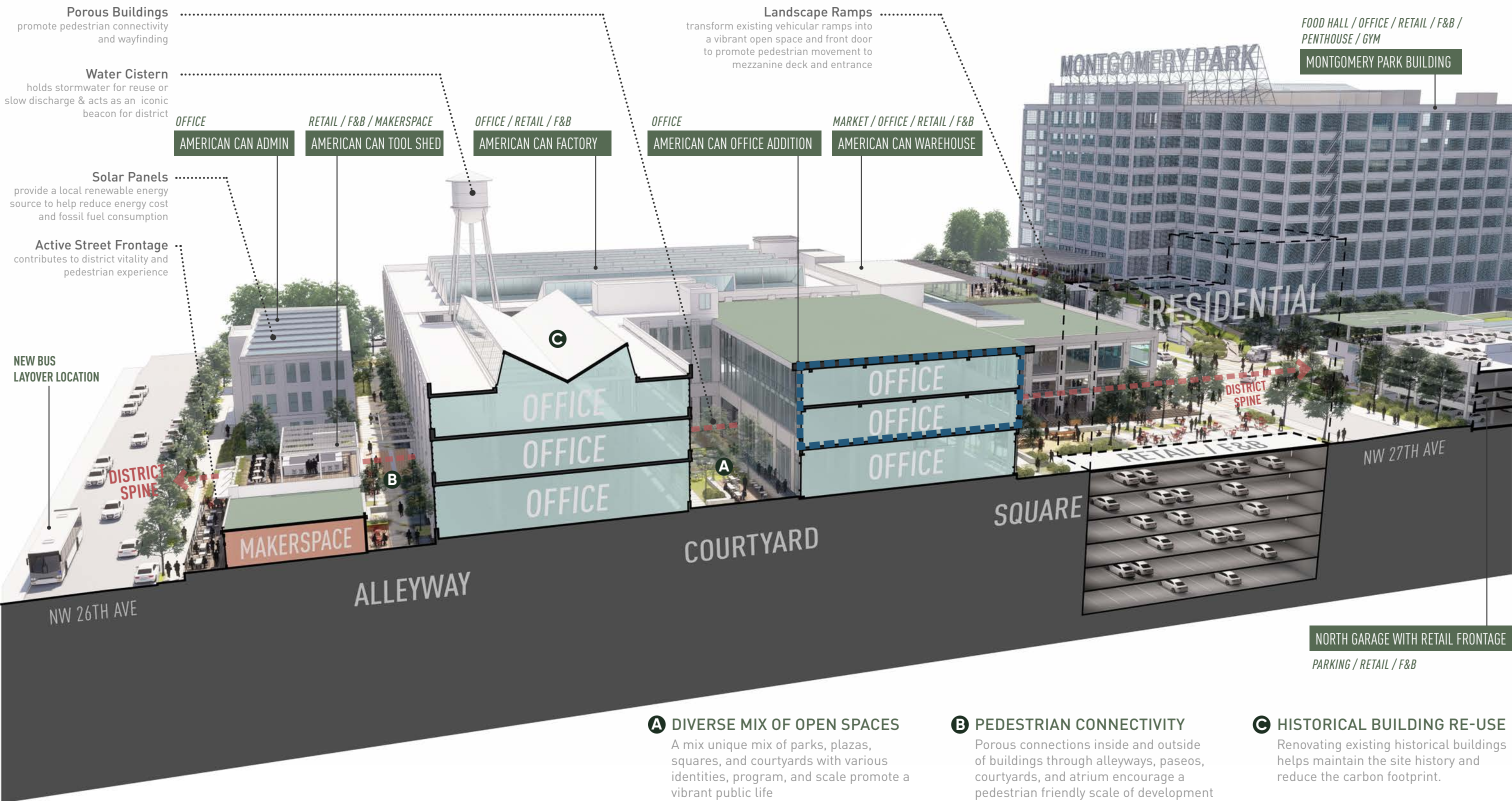
URBAN DESIGN CONCEPT



OVERALL VIEW OF DISTRICT FROM SOUTH

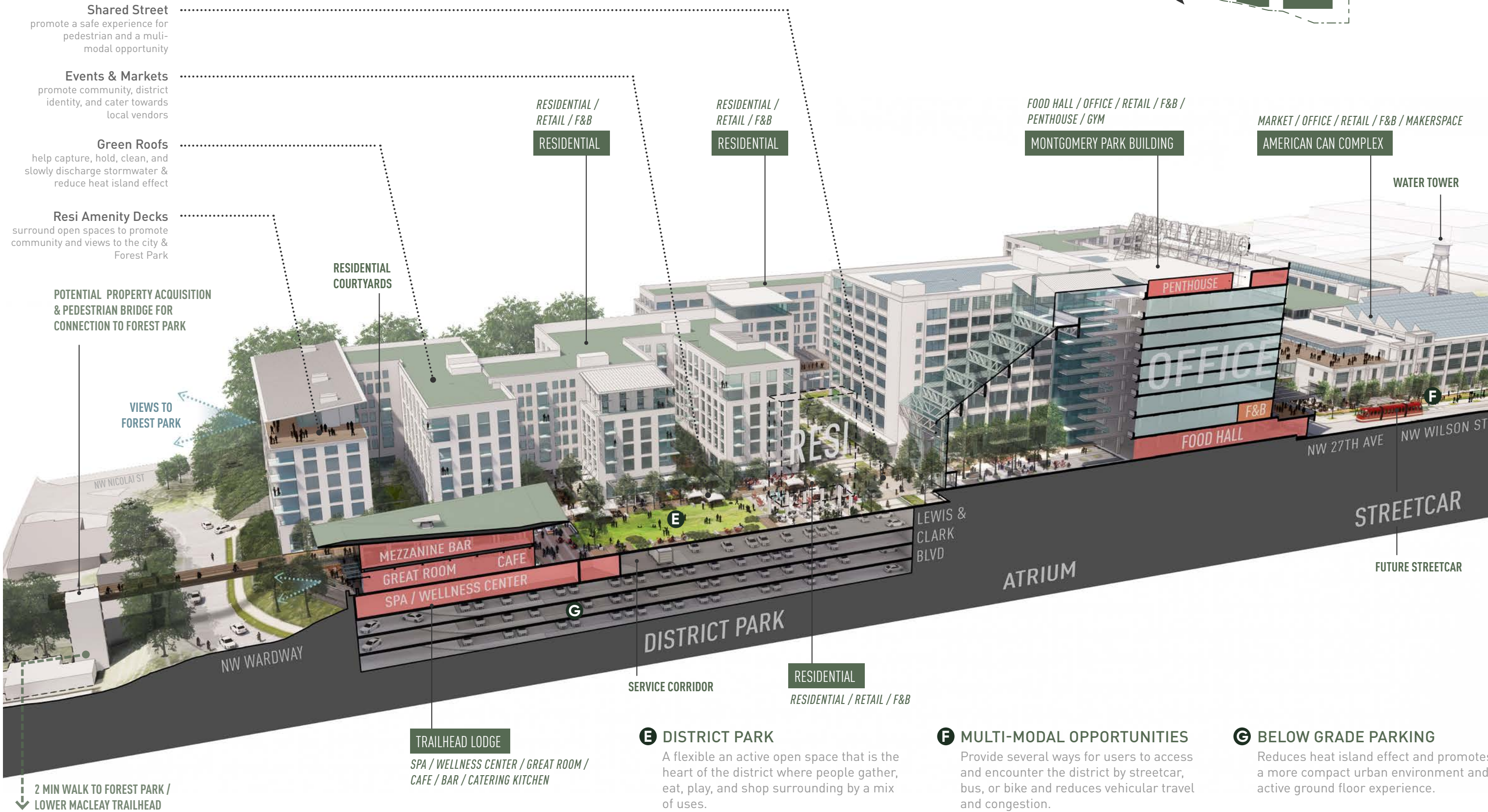
BRINGING AN HISTORIC COMPLEX BACK TO LIFE

FROM CITY TO PARK



ESTABLISHING A PARK DISTRICT & CONNECTION TO FOREST PARK

FROM CITY TO PARK



DISTRICT PROGRAM

OVERALL DISTRICT PROGRAM (GSF)

PROGRAM *

OFFICE	878,031 FT ²
RETAIL / F&B	116,347 FT ²
RESIDENTIAL	761,727 FT ² < 871 UNITS >
MARKET	18,764 FT ²
TRAILHEAD LODGE	32,810 FT ²
MAKERSPACE	5,521 FT ²
MP BLDG FOOD HALL	23,508 FT ²
MP BLDG AMENITY	19,081 FT ²
MP BLDG ATRIUM	13,557 FT ²
MP BLDG PENTHOUSE	11,250 FT ²
MP BLDG BOH	45,319 FT ²
TOTAL	1,925,915 FT²

PARKING PROVIDED

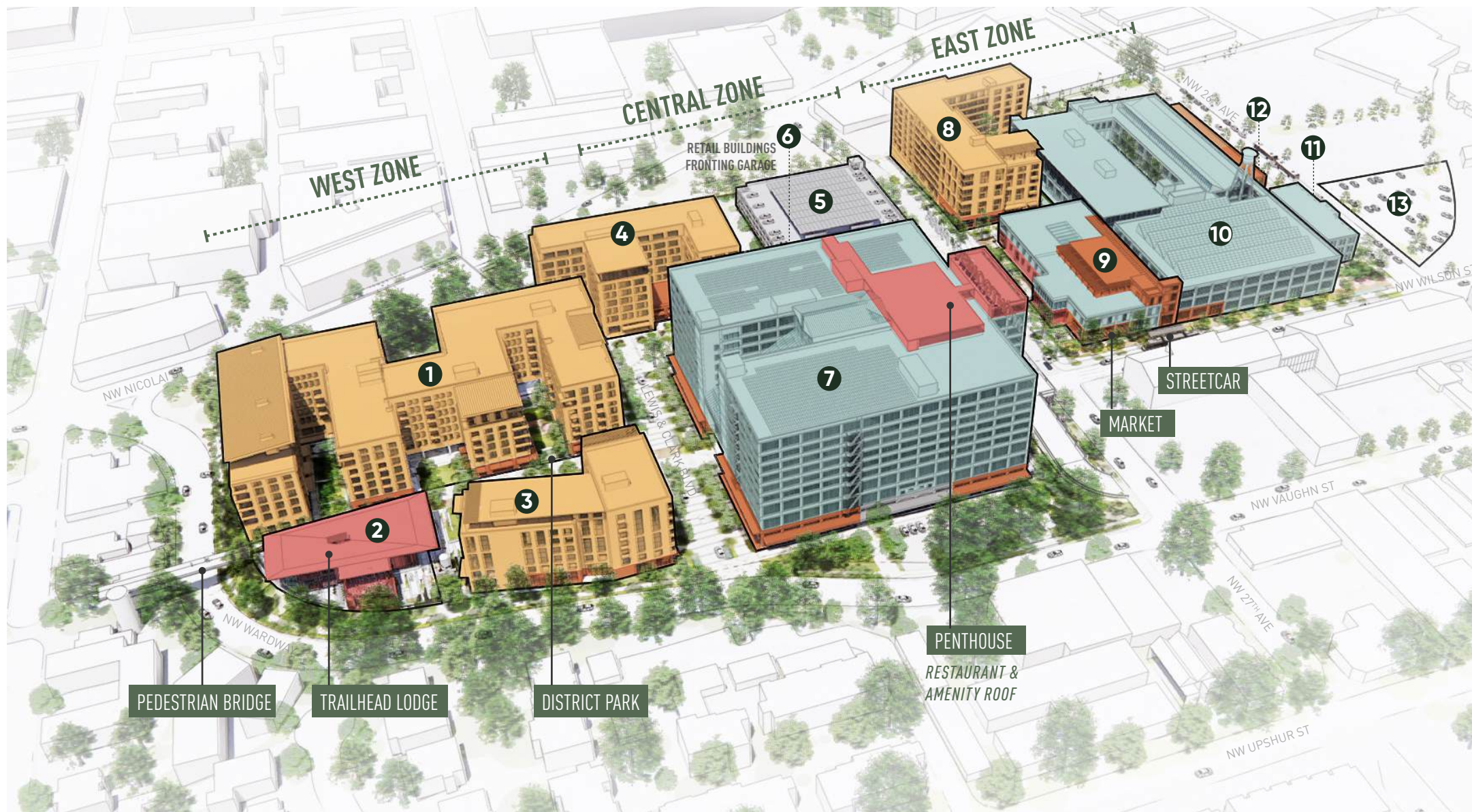
ABOVE GRADE = 433	126,680 FT ²
BELOW GRADE = 2,317	734,136 FT ²
SURFACE = 173	---
STREET = 33	---
TOTAL = 2,956	860,816 FT²
DISTRICT TOTAL	2,786,731 FT²

OVERALL F.A.R

TOTAL PROGRAM (USED FOR FAR)*	2,004,867 FT ²
NEW PROGRAM	
TOTAL EX(D)*	1,718,467 FT ²
TOTAL EG1	286,400 FT ²
TOTAL EG1+EX(D)	2,004,867 FT ²
FAR BY ZONE	
FAR EX(D)	3,399,763 FT ²
FAR EG1	632,408 FT ²
FAR EG1+EX(D)	4,032,171 FT ²
AVAILABLE FAR (FAR BY ZONE - NEW PROGRAM)**	
EX(D)	1,681,296 FT ²
EG1	346,008 FT ²
TOTAL AVAILABLE (W/O FEE)**	2,027,304 FT²
FAR (NEW PROGRAM / SITE AREA)	2.62

*EXCLUDES SUB-LEVEL 1-6 + INCLUDES EXISTING NORTH GARAGE GSF

** AVAILABLE FAR USES BASE + AFFORDABLE HOUSING BONUS + EXISTING HISTORICAL OWNER TRANSFER. IT EXCLUDES ANY TRANSFER FROM IH ZONE (EXISTING SURFACE PARKING LOT ON 26TH AVE) & POTENTIAL ADDITIONAL FAR BOUGHT OFF THE OPEN MARKET



WEST ZONE	
1 PARCEL 1	
PROGRAM	
RESIDENTIAL	363,330 FT ² < 418 UNITS >
RETAIL / F&B	7,930 FT ²
PARKING	
BELOW GRADE	504,814 FT ² < 1588 SPACES >
TOTAL AREA	876,074 FT ²
2 PARCEL 2	
PROGRAM	
LODGE	32,810 FT ²
TOTAL AREA	32,810 FT ²
3 PARCEL 3	
PROGRAM	
RESIDENTIAL	88,767 FT ² < 102 UNITS >
RETAIL / F&B	9,577 FT ²
TOTAL AREA	98,344 FT ²

CENTRAL ZONE	
4 PARCEL 4	
PROGRAM	
RESIDENTIAL	138,684 FT ² < 162 UNITS >
RETAIL / F&B	5,700 FT ²
PARKING	
BELOW GRADE	46,850 FT ² < 171 SPACES >
TOTAL AREA	191,234 FT ²
5 PARCEL 5	
PARKING	
ABOVE GRADE	126,680 FT ² < 433 SPACES >
TOTAL AREA	126,680 FT ²
6 PARCEL 6	
PROGRAM	
RETAIL / F&B	5,648 FT ²
TOTAL	5,648 FT ²
7 PARCEL 7 *	
PROGRAM	
OFFICE	578,408 FT ²
RETAIL / F&B	63,599 FT ²
MP FOOD HALL	23,508 FT ²
MP AMENITY	19,081 FT ²
MP ATRIUM	13,557 FT ²
MP PENTHOUSE	11,250 FT ²
MP BOH	45,319 FT ²
TOTAL AREA	754,722 FT ²
* NOTE - PARCEL 7 PROGRAM DATA MAY NOT REFLECT ENTIRE BUILDING GSF	

EAST ZONE	
8 PARCEL 8	
PROGRAM	
RESIDENTIAL	170,946 FT ² < 189 UNITS >
RETAIL / F&B	5,156 FT ²
PARKING	
BELOW GRADE	182,472 FT ² < 558 SPACES >
TOTAL AREA	358,574 FT ²
9 PARCEL 9	
PROGRAM	
MARKET	18,764 FT ²
RETAIL / F&B	8,330 FT ²
OFFICE	29,151 FT ²
TOTAL AREA	56,245 FT ²
10 PARCEL 10	
PROGRAM	
RETAIL / F&B	7,071 FT ²
OFFICE	252,667 FT ²
TOTAL	259,738 FT ²
11 PARCEL 11	
PROGRAM	
OFFICE	17,805 FT ²
TOTAL	17,805 FT ²
12 PARCEL 12	
PROGRAM	
RETAIL / F&B	3,336 FT ²
MAKERSPACE	5,521 FT ²
TOTAL	8,857 FT ²
13 PARCEL 13	
FUTURE REDEVELOPMENT	
PARCEL TO BE DETERMINED	

ACTIVE GROUND FLOOR



LEGEND

ANCHOR	AMENITY	RETAIL / F&B	OFFICE	RESIDENTIAL	RESIDENTIAL LOBBY	MP BOH
--------	---------	--------------	--------	-------------	-------------------	--------

TOTAL - GROUND FLOOR (GSF)

PROGRAM	
OFFICE	87,000 FT ²
RETAIL / F&B	80,456 FT ²
RESIDENTIAL	70,179 FT ² < 49 UNITS >
MARKET	18,764 FT ²
TRAILHEAD LODGE	7,043 FT ²
MAKERSPACE	5,521 FT ²
MP FOOD HALL	23,508 FT ²
MP BLDG AMENITY	6,350 FT ²
MP ATRIUM	13,557 FT ²
MP BOH	7,280 FT ²
TOTAL	319,658 FT ²

1 PARCEL 1	
PROGRAM	
RESIDENTIAL	39,636 FT ² < 34 UNITS >
RETAIL / F&B	7,930 FT ²
TOTAL AREA	47,566 FT ²
7 PARCEL 7	
PROGRAM	
OFFICE	1,400 FT ²
RETAIL / F&B	33,700 FT ²
MP FOOD HALL	23,508 FT ²
MP BLDG AMENITY	6,350 FT ²
MP ATRIUM	13,557 FT ²
MP BOH	7,280 FT ²
TOTAL AREA	85,795 FT ²

2 PARCEL 2	
PROGRAM	
TRAILHEAD LODGE	7,043 FT ²
TOTAL AREA	7,043 FT ²
8 PARCEL 8	
PROGRAM	
RESIDENTIAL	19,230 FT ² < 15 UNITS >
RETAIL / F&B	5,156 FT ²
TOTAL AREA	24,386 FT ²

3 PARCEL 3	
PROGRAM	
RESIDENTIAL	2,949 FT ²
RETAIL / F&B	9,577 FT ²
TOTAL AREA	12,526 FT ²
9 PARCEL 9	
PROGRAM	
MARKET	18,764 FT ²
RETAIL / F&B	2,338 FT ²
OFFICE	1,692 FT ²
TOTAL AREA	22,794 FT ²

4 PARCEL 4	
PROGRAM	
RESIDENTIAL	8,364 FT ²
RETAIL / F&B	5,700 FT ²
PARKING	27 SPACES
TOTAL AREA	14,064 FT ²
10 PARCEL 10	
PROGRAM	
RETAIL / F&B	7,071 FT ²
OFFICE	77,973 FT ²
TOTAL AREA	85,044 FT ²

5 PARCEL 5	
PARKING	
ABOVE GRADE	144 SPACES
6 PARCEL 6	
PROGRAM	
RETAIL / F&B	5,648 FT ²
TOTAL AREA	5,648 FT ²
11 PARCEL 11	
PROGRAM	
OFFICE	5,935 FT ²
TOTAL AREA	5,935 FT ²

12 PARCEL 12	
PROGRAM	
RETAIL / F&B	3,336 FT ²
MAKERSPACE	5,521 FT ²
TOTAL AREA	8,857 FT ²
13 PARCEL 13	
FUTURE REDEVELOPMENT	
PARCEL TO BE DETERMINED	



OPEN SPACE FRAMEWORK

Inspired by the history, character and context of the Montgomery Park site, the open space framework is envisioned as an integrated series of flexible landscapes, each providing a variety of amenities to the community. A 10-minute walk to the west, 23 square miles of Forest Park lend a green and recreational character. To the east and south, the urban street grid reaches the site before being affected by Montgomery Park's industrial heritage of oversized buildings and uninterrupted parcels. Each node within the open space network is intended to reflect this combination of influences through its scale, materiality, and programming. Together, parks, gardens, squares and courts support daily life, recreation, special events, retail and food culture. A rich tapestry of connectors, including walkways, interior alleys, exterior paseos, and curbsless streets, unify spaces of diverse scale and program to create a sense of exploration and discovery.



ONE COLEMAN STREET GARDENS, LONDON

PARK

The district park on the western portion of the site anchors the framework. On axis with the Montgomery Park Building atrium, and connected by a pedestrian promenade, the park is the main flexible gathering space.



CROWN COMMONS, DUKE UNIVERSITY

GARDEN

Distributed gardens and pocket parks reinforce the green character of the district. They provide opportunities for stormwater treatment and biofiltration near residential and office entries.



CITY POINT PLAZA, LONDON

SQUARE

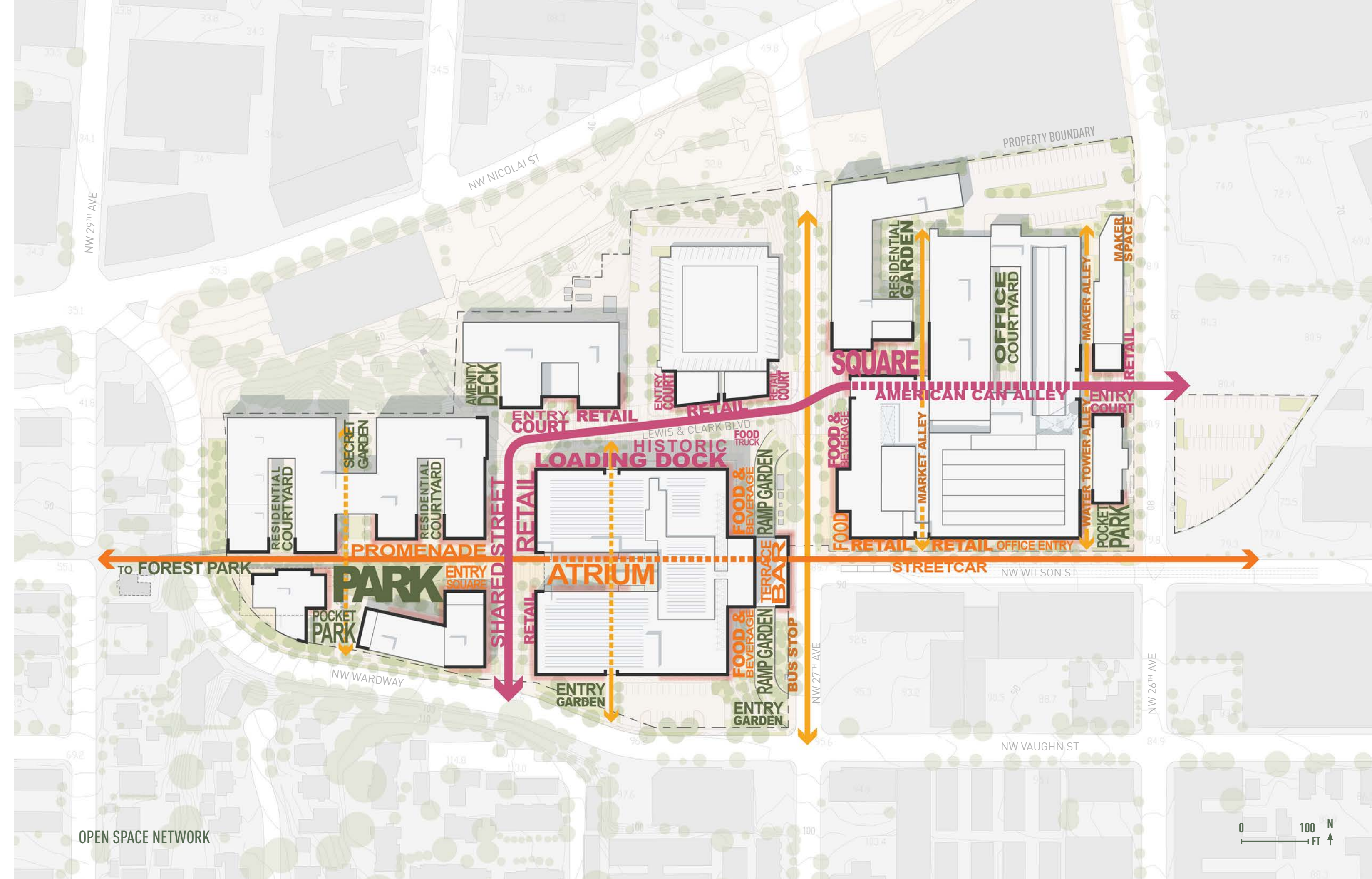
Squares are welcoming entry points and significant open spaces. Multiple programs come together in these flexible paved areas, including outdoor seating, art installations, planting and circulation.



MINT PLAZA. SAN FRANCISCO

COURT

Courts are smaller paved spaces that provide outdoor comfort and blur the line between interior and exterior. In these active entry spaces, programs spill out to various degrees throughout the year.

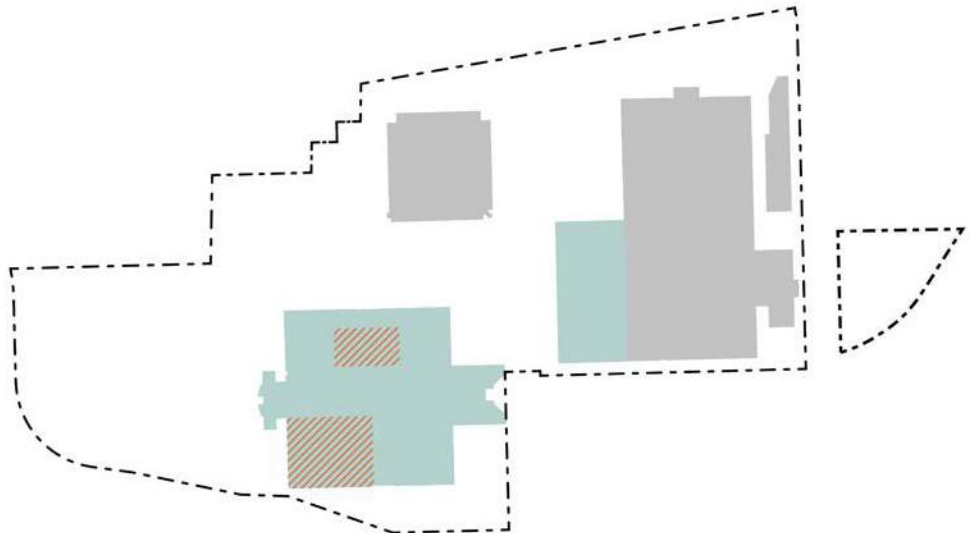


TRANSFORMING THE DISTRICT

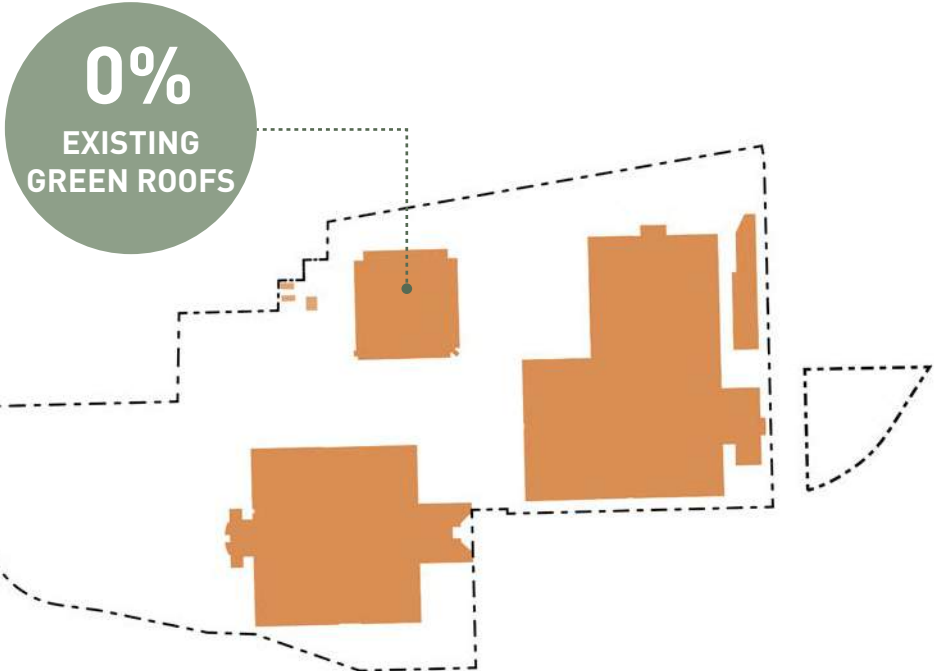
CURRENT CONDITIONS



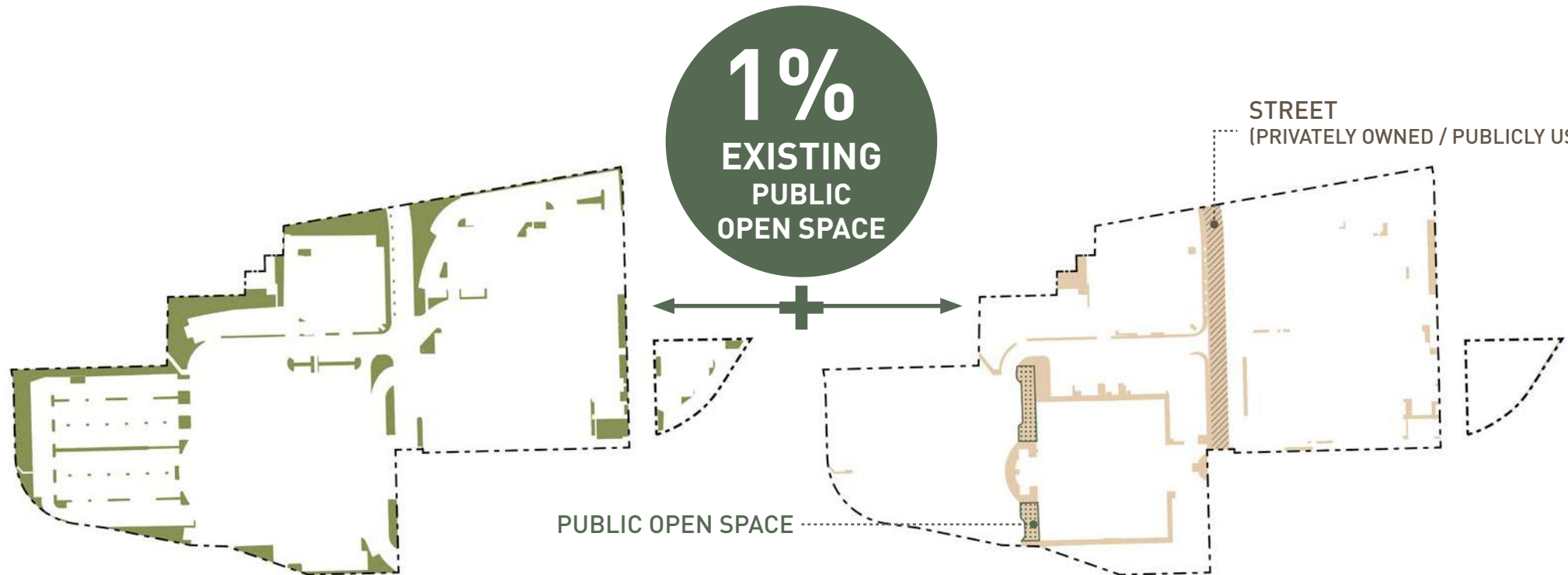
100% SITE
17.5 ac



3 UNIQUE PROGRAMS
COMMERCIAL / RETAIL-F&B

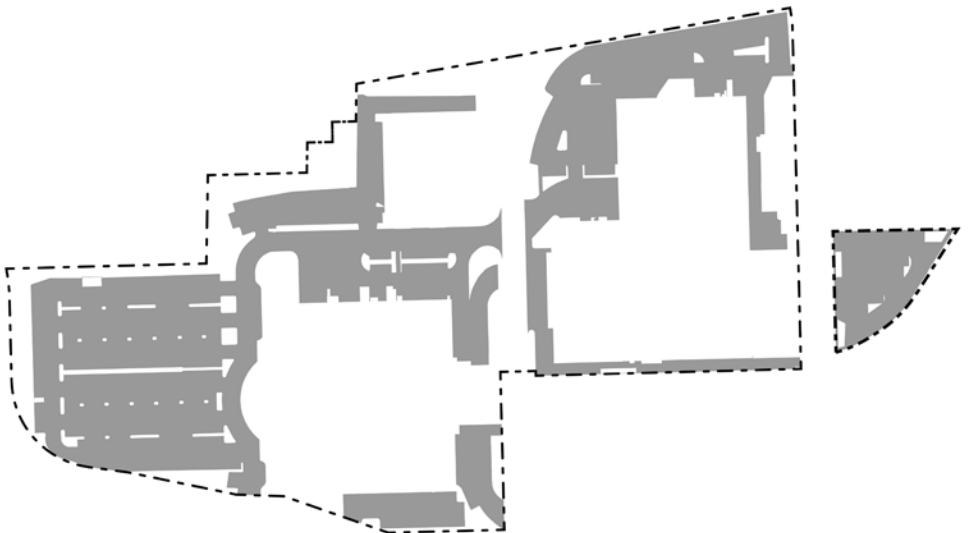


0% EXISTING GREEN ROOFS
36% BUILDINGS
6.0 ac



12% PLANTING
2.0 ac

9% STREET / HARDSCAPE
1.5 ac 0.4 ac 1.1 ac



43% SURFACE PARKING
8.0 ac

PROPOSED CONDITIONS



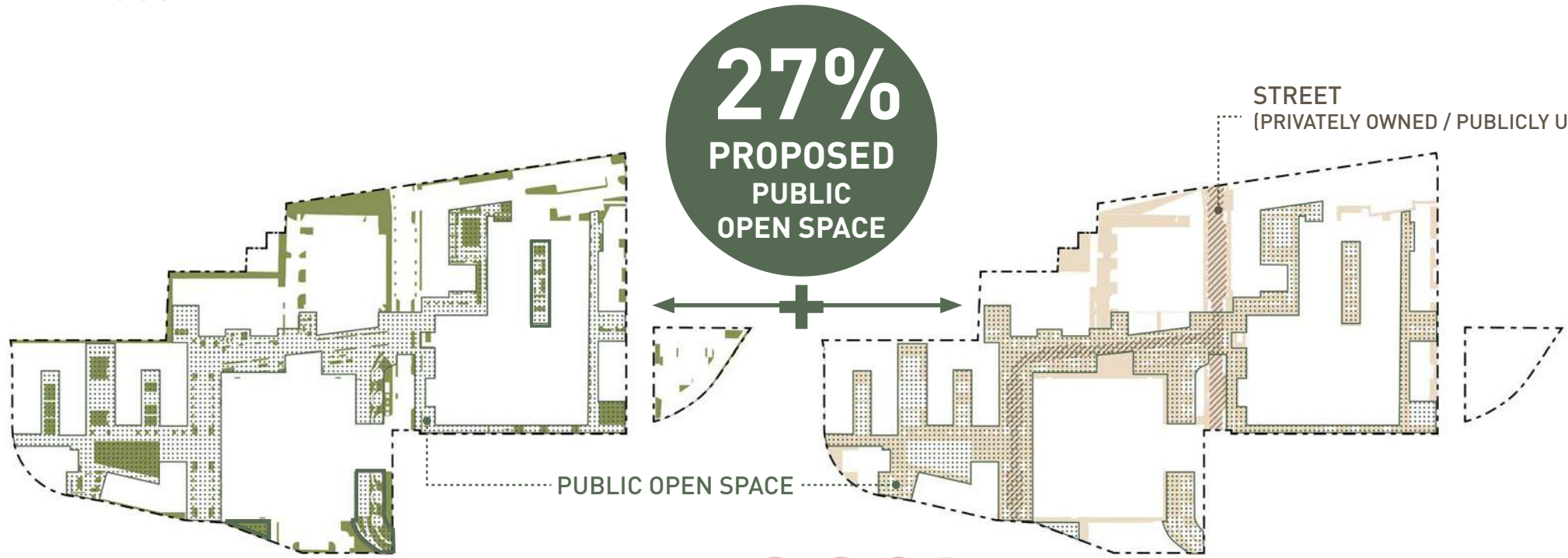
100% SITE
17.5 ac



7 UNIQUE PROGRAMS
COMMERCIAL / RETAIL-F&B / RESIDENTIAL / TRAILHEAD LODGE / FOOD HALL / MARKET / MAKERSPACE

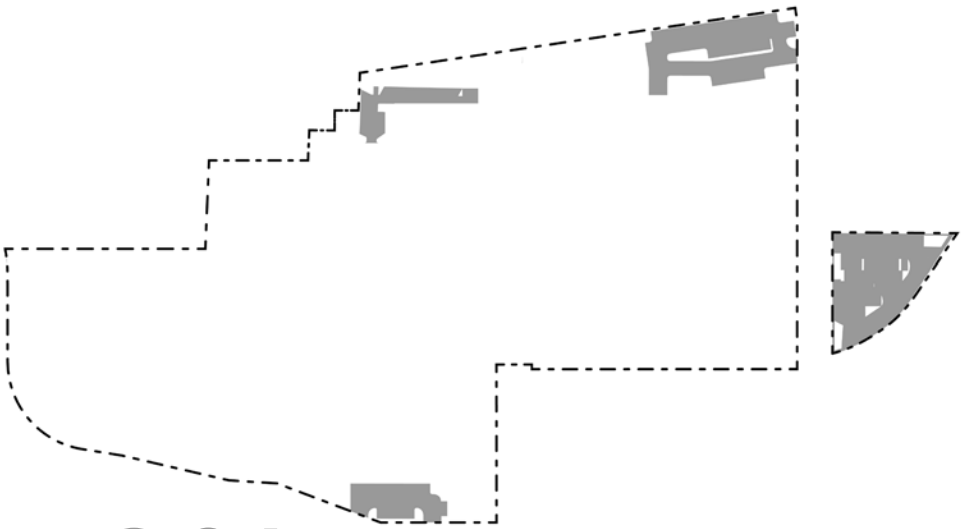


18% PROPOSED GREEN ROOFS
50% BUILDINGS
8.5 ac



14% PLANTING
2.5 ac

28% STREET / HARDSCAPE
5.0 ac 0.85 ac 4.15 ac



8% SURFACE PARKING
1.5 ac

PHASING STRATEGY

The phasing of Montgomery Park’s redevelopment revolves around the need to radically renew the presence of century old architecture and its one-dimensional programming. The site’s renewal will take place over a series of phases that artfully adapt old buildings to house a new dynamic mix of uses, creatively deliver additional densities to animate the site in new ways and connect all through a network of pedestrian-oriented public spaces that promote discovery and delight.

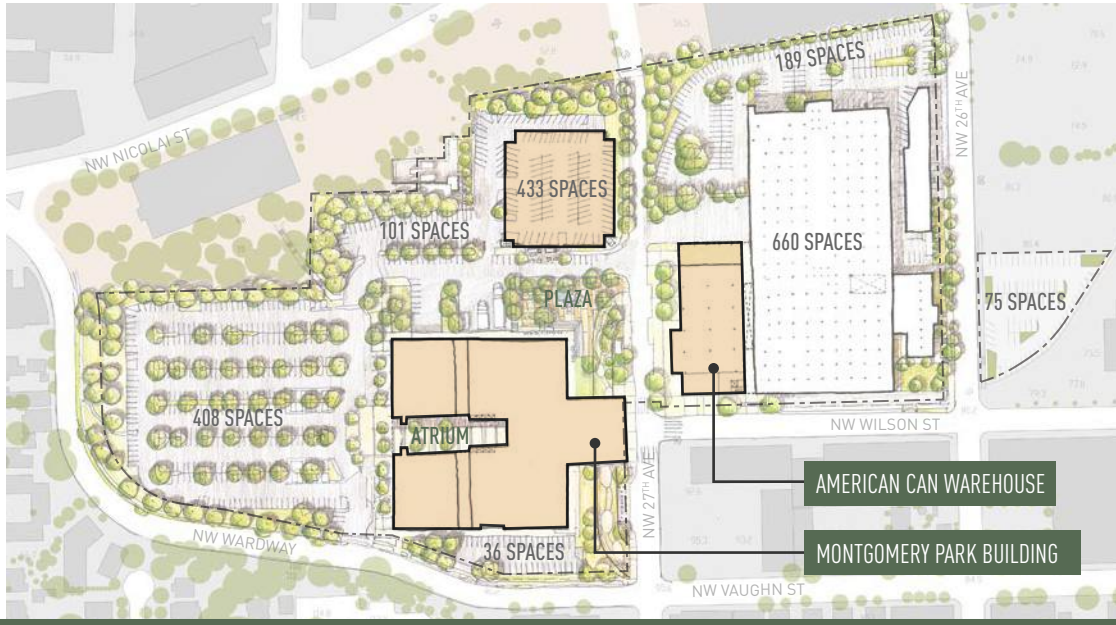
Starting with the iconic Montgomery Park building, itself the economic and cultural anchor of the district, the site’s redevelopment will first reintroduce the landmark site as a catalyst for creative office, locally-rooted retail and destination dining. Building on this renewed perception, the site will then deliver on its core vision by delivering impactful new creative office and residential densities while creating vibrant new public spaces and strengthening its connection to Forest Park.

Montgomery Park’s redevelopment revolves around the need to radically renew.

PROGRAM	
OFFICE	607,559 FT²
RETAIL / F&B	71,929 FT²
MARKET	18,764 FT²
MP FOOD HALL	23,508 FT²
MP AMENITY	19,081 FT²
MP ATRIUM	13,557 FT²
MP PENTHOUSE	11,250 FT²
MP BOH	45,319 FT²
TOTAL	810,967 FT²

PHASE 1	
OFFICE	607,559 FT²
RETAIL / F&B	71,929 FT²
MARKET	18,764 FT²
MP FOOD HALL	23,508 FT²
MP AMENITY	19,081 FT²
MP ATRIUM	13,557 FT²
MP PENTHOUSE	11,250 FT²
MP BOH	45,319 FT²
TOTAL	810,967 FT²

PARKING PROVIDED	
ABOVE GRADE =	1,093
BELOW GRADE =	0
SURFACE =	809
STREET =	18
TOTAL =	1,920



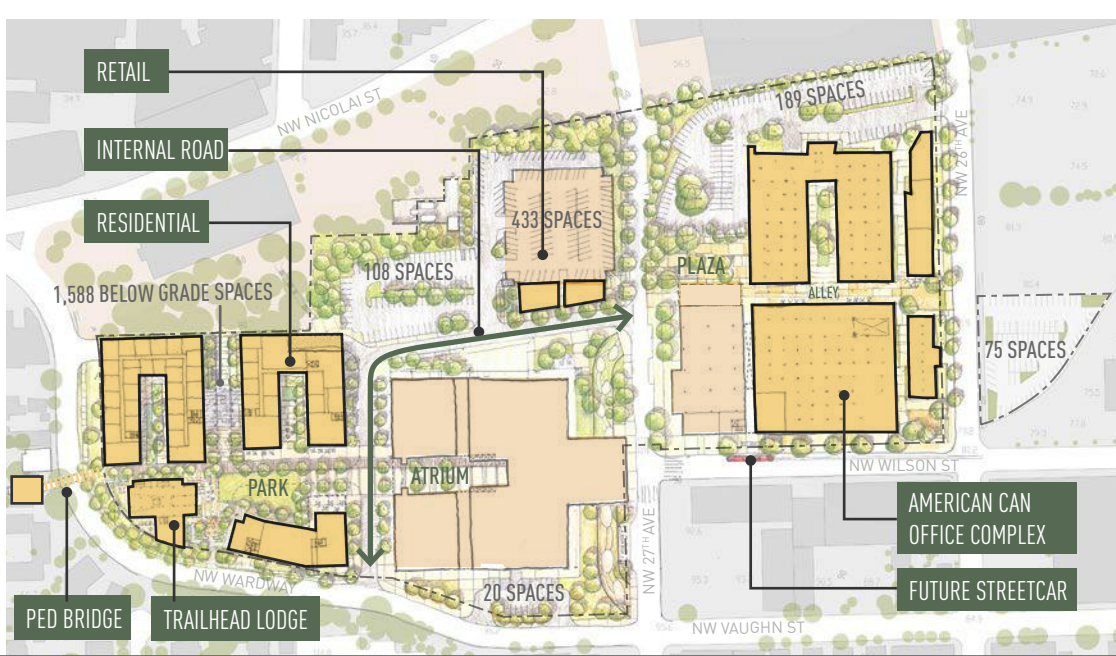
YEAR 2 - 3
PHASE 1

CHANGING THE DISTRICT PERCEPTION

PROGRAM	
OFFICE	270,472 FT² [878,031 FT²]
RETAIL / F&B	33,562 FT² [105,491 FT²]
RESIDENTIAL	452,097 FT² < 520 UNITS >
TRAILHEAD LODGE	32,810 FT²
MAKERSPACE	5,521 FT²
MARKET	[18,764 FT²]
MP FOOD HALL	[23,508 FT²]
MP AMENITY	[19,081 FT²]
MP ATRIUM	[13,557 FT²]
MP PENTHOUSE	[11,250 FT²]
MP BOH	[45,319 FT²]
TOTAL	794,462 FT² [1,605,429 FT²]

PHASE 2 & [PHASE 1+2]

PARKING PROVIDED	
ABOVE GRADE =	433
BELOW GRADE =	1,588
SURFACE =	333
STREET =	24
TOTAL =	2,378



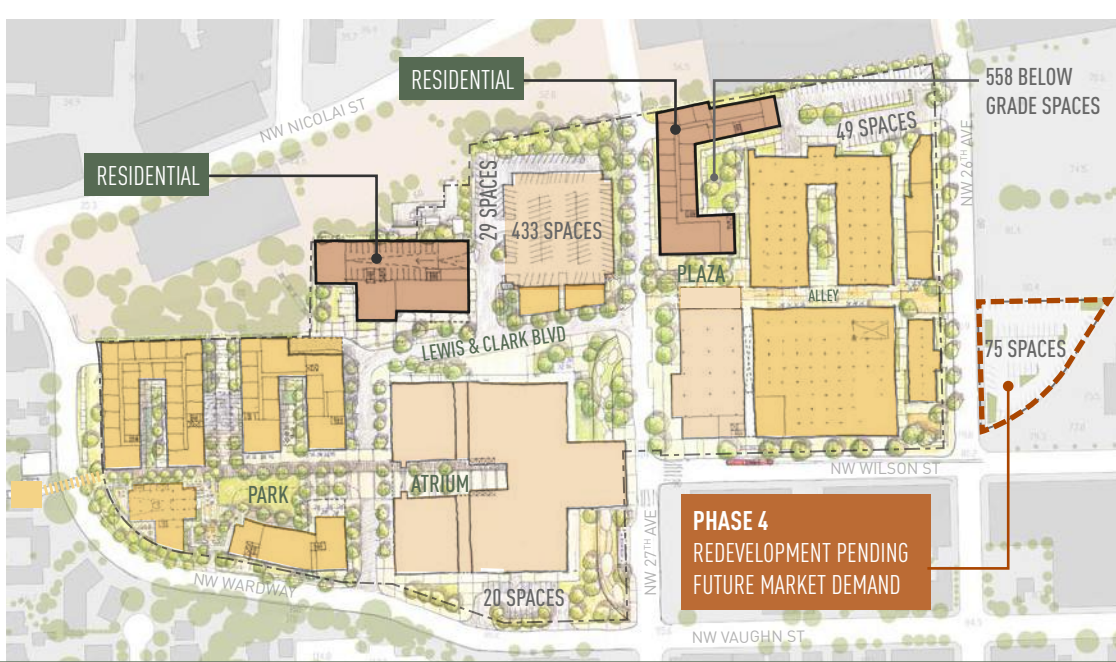
YEAR 5 - 7
PHASE 2

ESTABLISHING A PURPOSE & PLACE

PROGRAM	
OFFICE	[878,031 FT²]
RETAIL / F&B	10,856 FT² [116,347 FT²]
RESIDENTIAL	309,630 FT² < 351 UNITS > [761,727 FT²]
TRAILHEAD LODGE	[32,810 FT²]
MAKERSPACE	[5,521 FT²]
MARKET	[18,764 FT²]
MP FOOD HALL	[23,508 FT²]
MP AMENITY	[19,081 FT²]
MP ATRIUM	[13,557 FT²]
MP PENTHOUSE	[11,250 FT²]
MP BOH	[45,319 FT²]
TOTAL	320,486 FT² [1,925,915 FT²]

PHASE 3 & [PHASE 1+2+3]

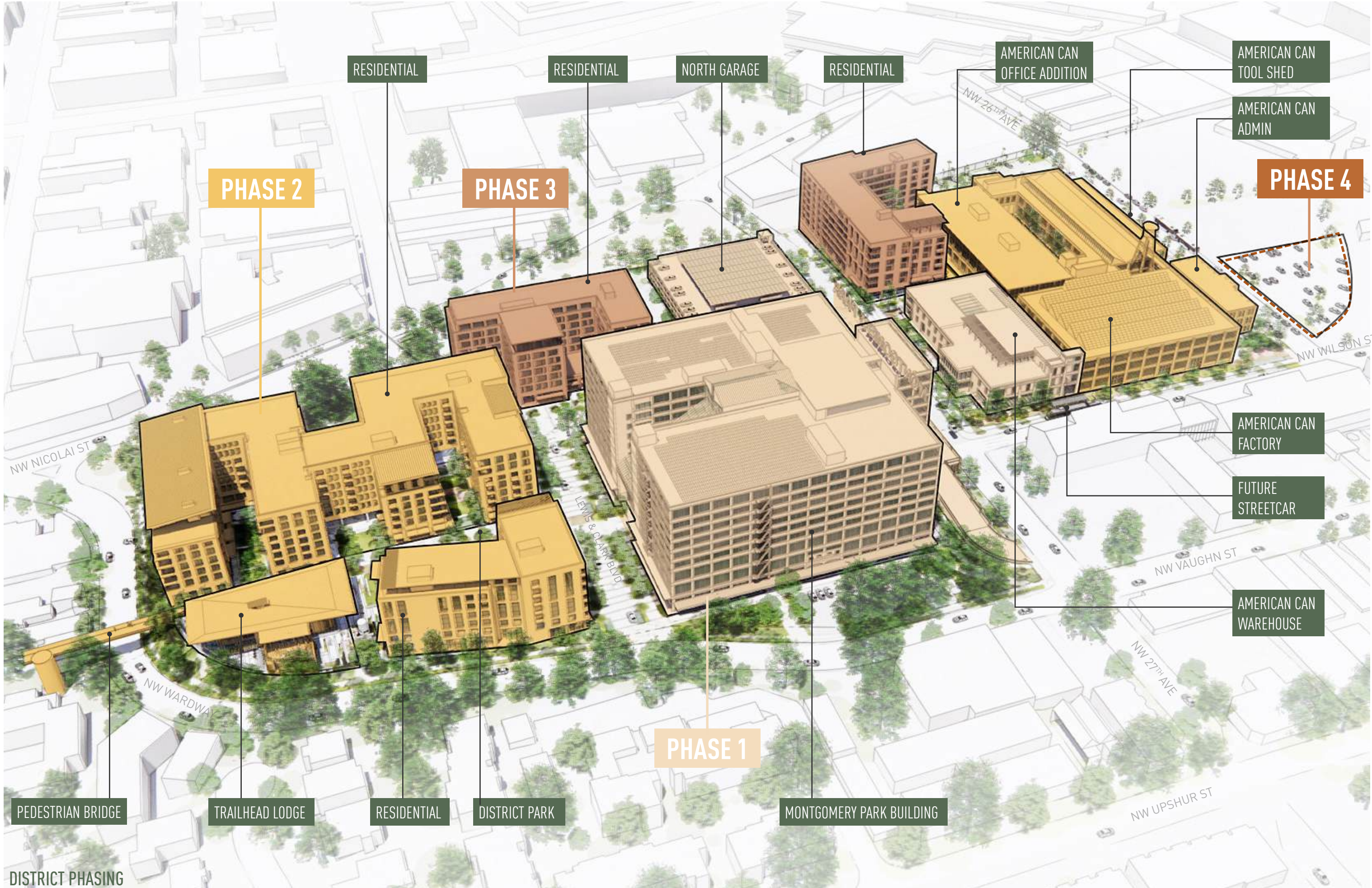
PARKING PROVIDED	
ABOVE GRADE =	433
BELOW GRADE =	2,317
SURFACE =	173
STREET =	33
TOTAL =	2,956



YEAR 8 - 10

PHASE 3 & 4

INFILLING DENSITY

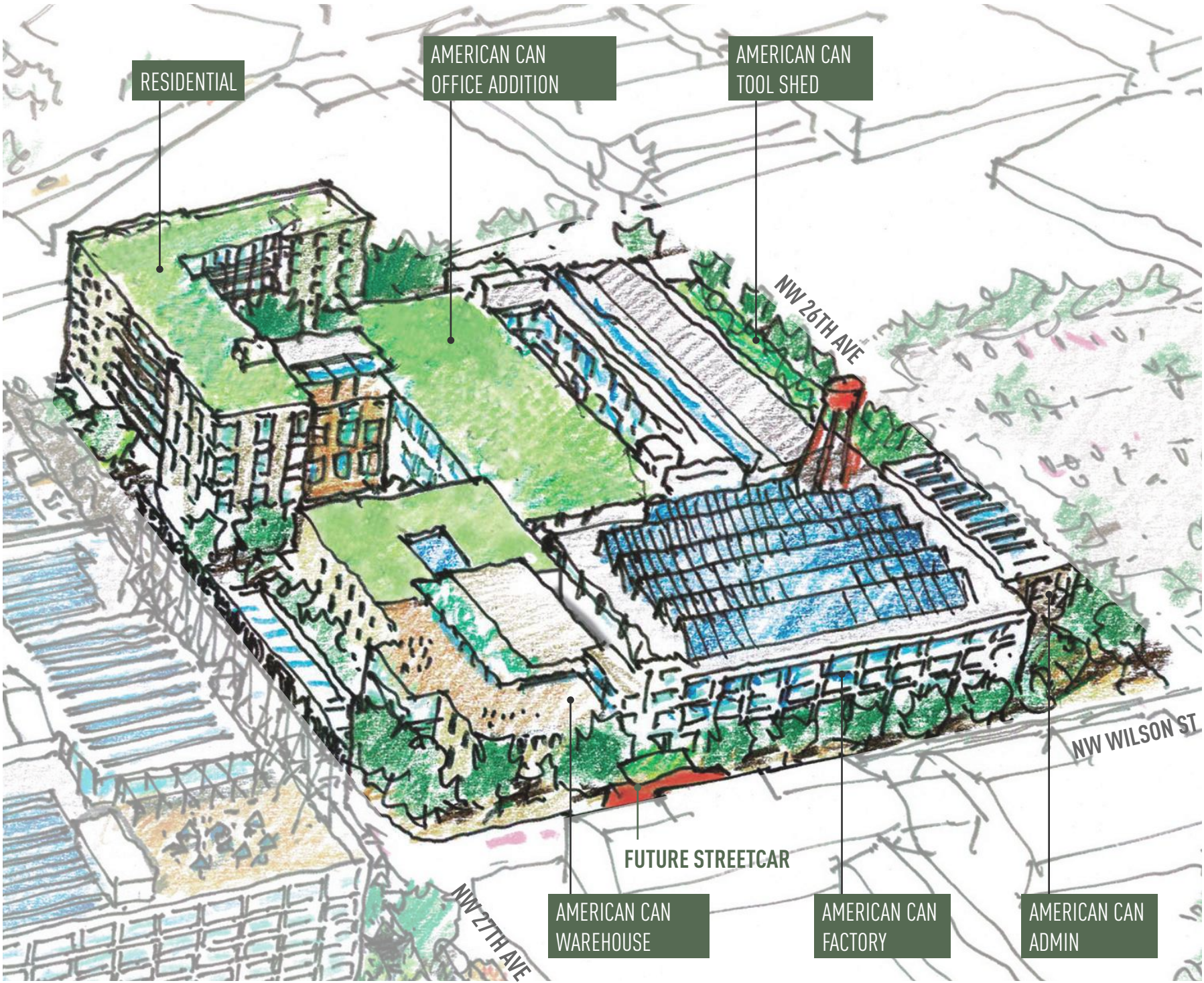
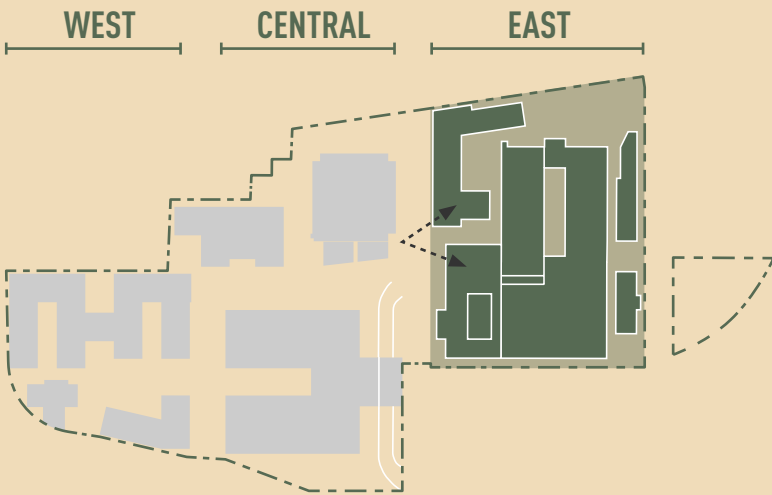


DISTRICT PHASING

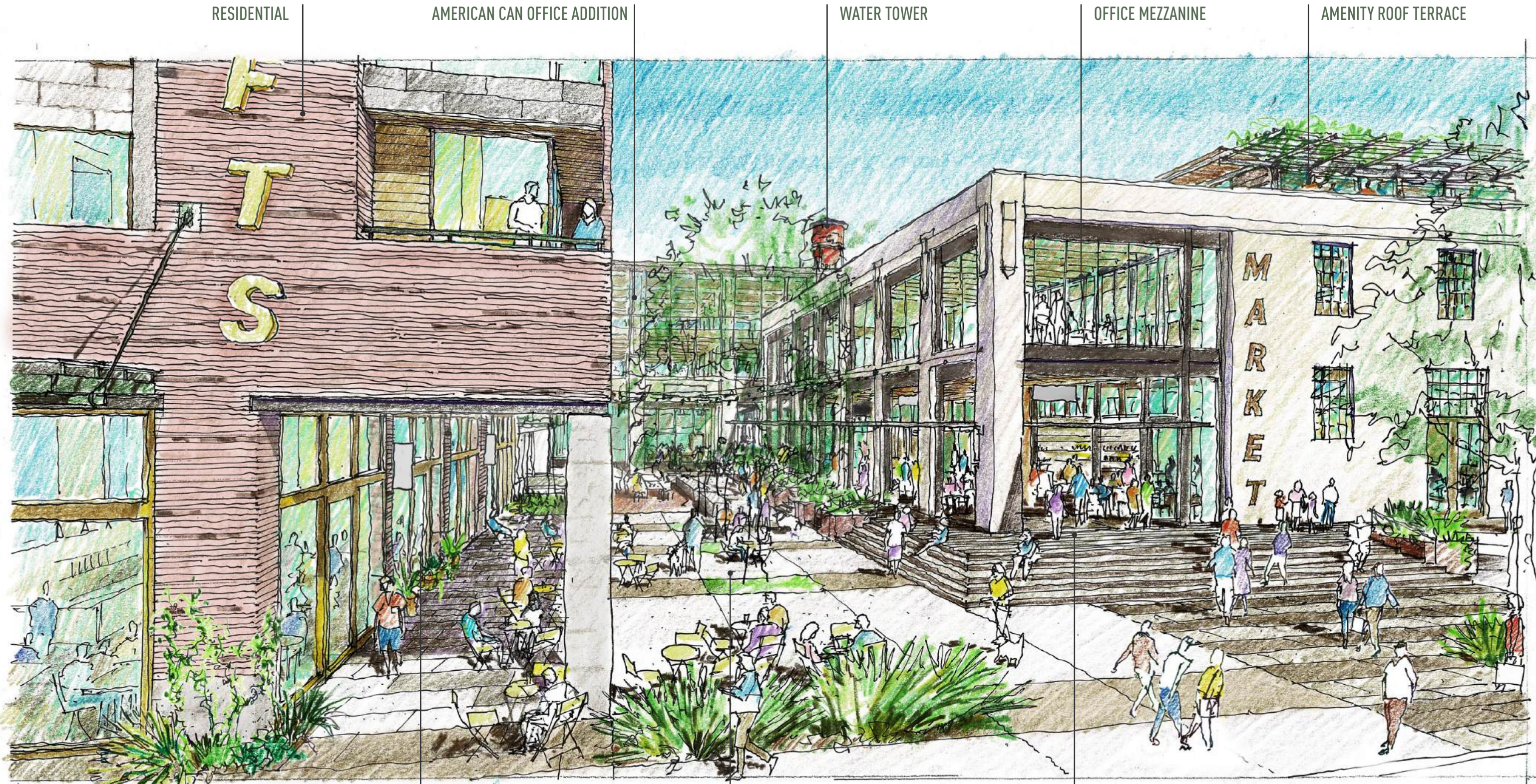
EAST ZONE

AMERICAN CAN COMPLEX

The East Zone is the first impression as you enter the district from the city. Its industrial gritty nature is mainly comprised of the historic American Can Complex that will be renovated to include a majority of new office with a mix of retail, F&B, and makerspace that is anchored by an urban market with a roof deck. There is possibility of additional office built on top of the existing historic building. The zone is split by the active district spine that runs through the ground floor of the complex and connects to various open spaces from NW 26th Ave to NW 27th Ave. The future streetcar station and line is planned for the south side of the district along NW Wilson St. Additional residential development is added to help diversify uses and provided below grade parking nearby.

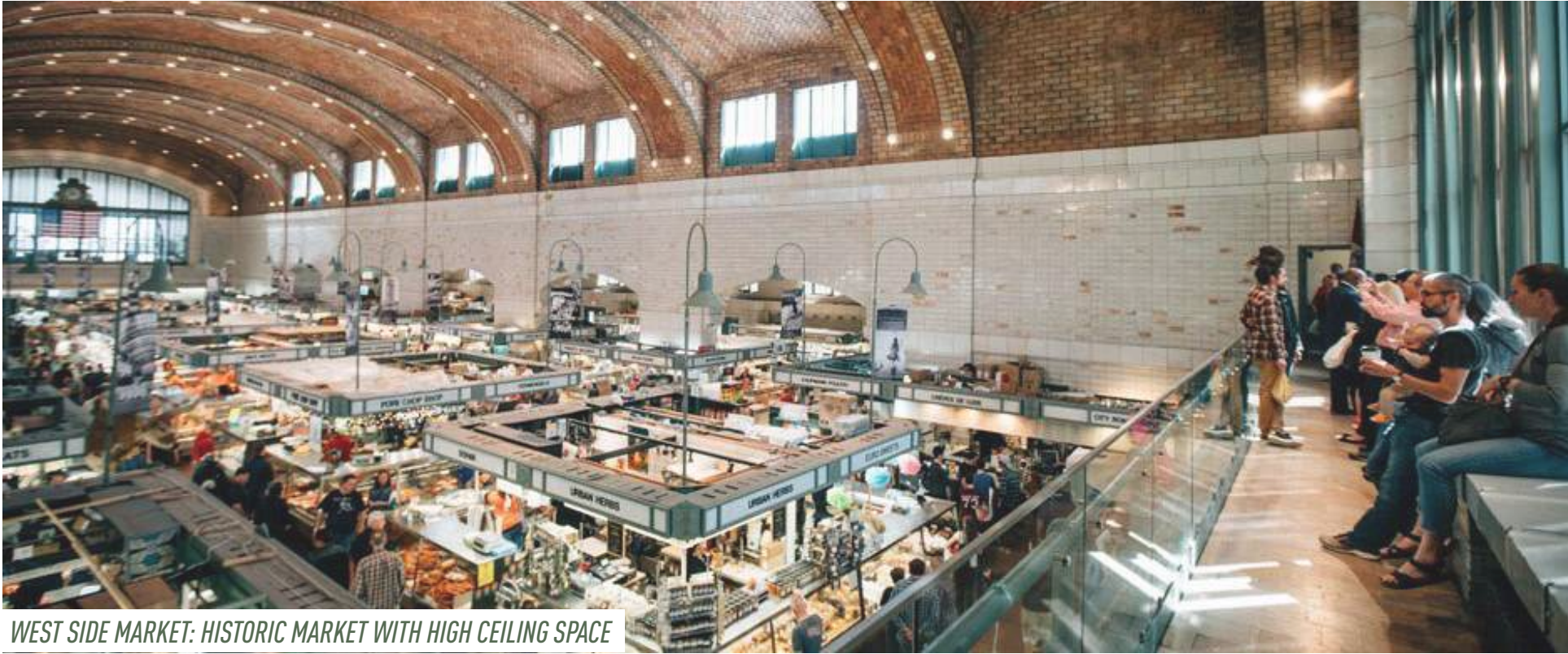


EAST ZONE AXON



OPEN SPACE PLAZA ALONG DISTRICT SPINE
AT AMERICAN CAN COMPLEX

INSPIRATION



WEST SIDE MARKET: HISTORIC MARKET WITH HIGH CEILING SPACE



ARMSTRONG OIL & GAS HEADQUARTERS: ADAPTED WAREHOUSE INTO OFFICES



ST. ANN'S WAREHOUSE: ADAPTED WAREHOUSE BUILDING EXPRESSING HISTORIC ELEMENTS



CHOPHOUSE ROW: MARKET ALLEY ADAPTED FROM AN INDUSTRIAL BUILDING



THE SOURCE: OUTDOOR SPILL OUT SPACE IN FRONT RESTORED WAREHOUSE BUILDING



ARMSTRONG OIL & GAS HEADQUARTERS: OFFICE MEZZANINE INSIDE BUILDING



YETI STORE: ACTIVATED CORNER ON AN ADAPTED WAREHOUSE BUILDING



HEIGHTS MERCANTILE: EXPRESSED VOLUME PROJECTING ABOVE A PUBLIC PLAZA

PROGRAM MIX



GROUND FLOOR / LEVEL 1

OFFICE	85,600 FT ²
MARKET	18,764 FT ²
RETAIL / F&B	17,901 FT ²
RESIDENTIAL	19,230 FT ² < 15 UNITS >
MAKERSPACE	5,521 FT ²
PARKING	142 SPACES (INCL. PARCEL 13)
TOTAL AREA	147,016 FT ²

LEGEND	
ANCHOR	RESIDENTIAL
AMENITY	RESIDENTIAL LOBBY
RETAIL / F&B	MP BOH
OFFICE	SERVICE

EAST ZONE PROGRAM

8 PARCEL 8 - RESIDENTIAL	11 PARCEL 11 - ADMIN
PROGRAM	PROGRAM
RESIDENTIAL 170,946 FT ² < 189 UNITS >	OFFICE 17,805 FT ²
RETAIL / F&B 5,156 FT ²	TOTAL 17,805 FT ²
PARKING	12 PARCEL 12 - SHED
BELOW GRADE 182,472 FT ² < 558 SPACES >	PROGRAM
TOTAL AREA 358,574 FT ²	RETAIL / F&B 3,336 FT ²
	MAKERSPACE 5,521 FT ²
	TOTAL 8,857 FT ²
9 PARCEL 9 - WAREHOUSE	EAST ZONE TOTAL
PROGRAM	PROGRAM
MARKET 8,764 FT ²	OFFICE 299,623 FT ²
RETAIL / F&B 8,330 FT ²	MARKET 18,764 FT ²
OFFICE 29,151 FT ²	RETAIL / F&B 23,893 FT ²
TOTAL AREA 56,245 FT ²	RESIDENTIAL 170,946 FT ² < 189 UNITS >
10 PARCEL 10 - FACTORY	MAKERSPACE 5,521 FT ²
PROGRAM	PARKING
RETAIL / F&B 7,071 FT ²	BELOW GRADE 182,472 FT ² < 558 SPACES >
OFFICE 252,667 FT ²	SURFACE 124 SPACES
TOTAL 259,738 FT ²	STREET 18 SPACES
	TOTAL 701,219 FT ²



SUB-LEVEL 1 (SUB-LEVEL 1-6 TOTALS BELOW)	
BELOW GRADE PARKING (SUB-LEVEL 1-6)	182,472 FT ² < 558 SPACES >
TOTAL AREA	182,472 FT ²



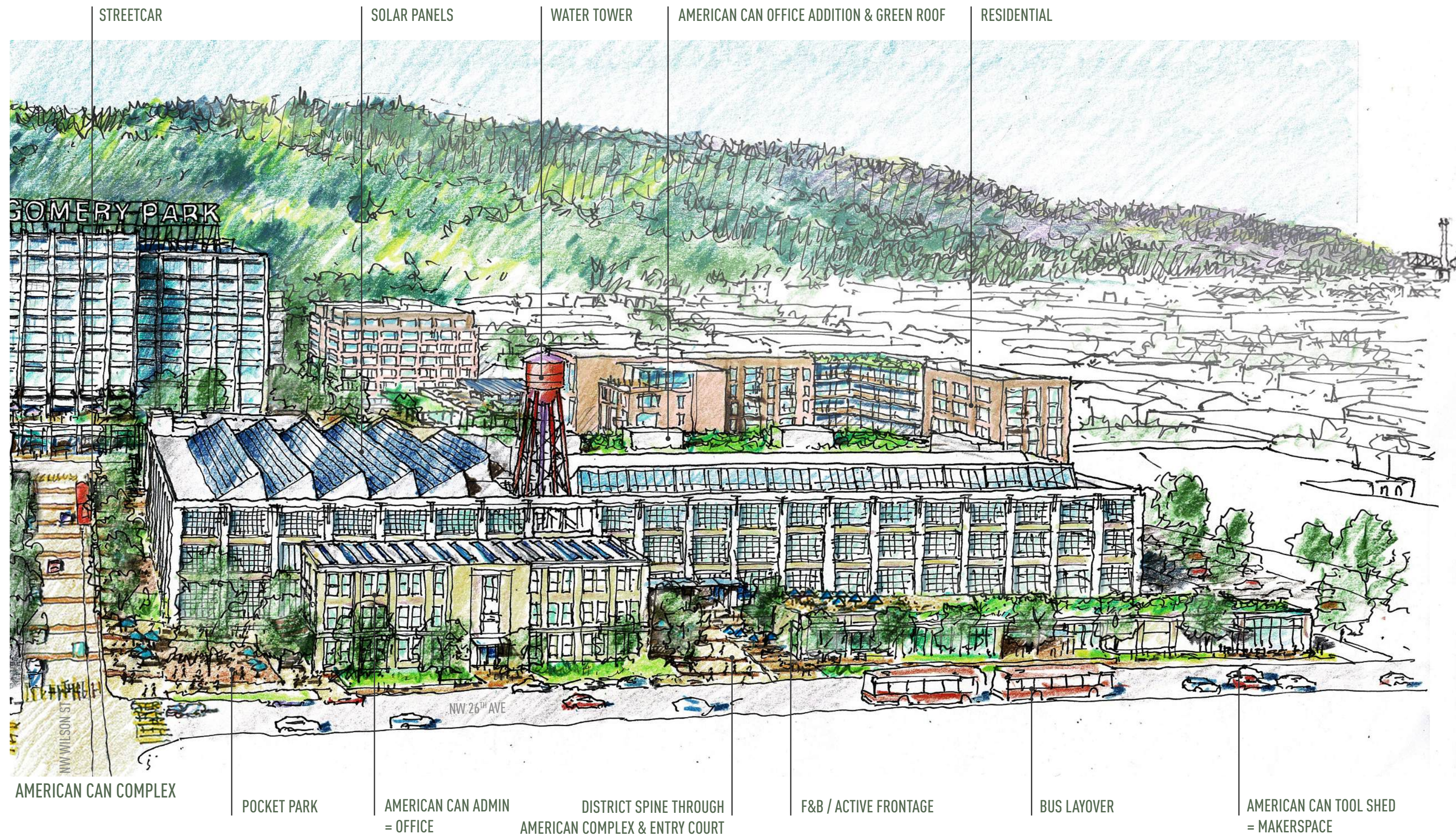
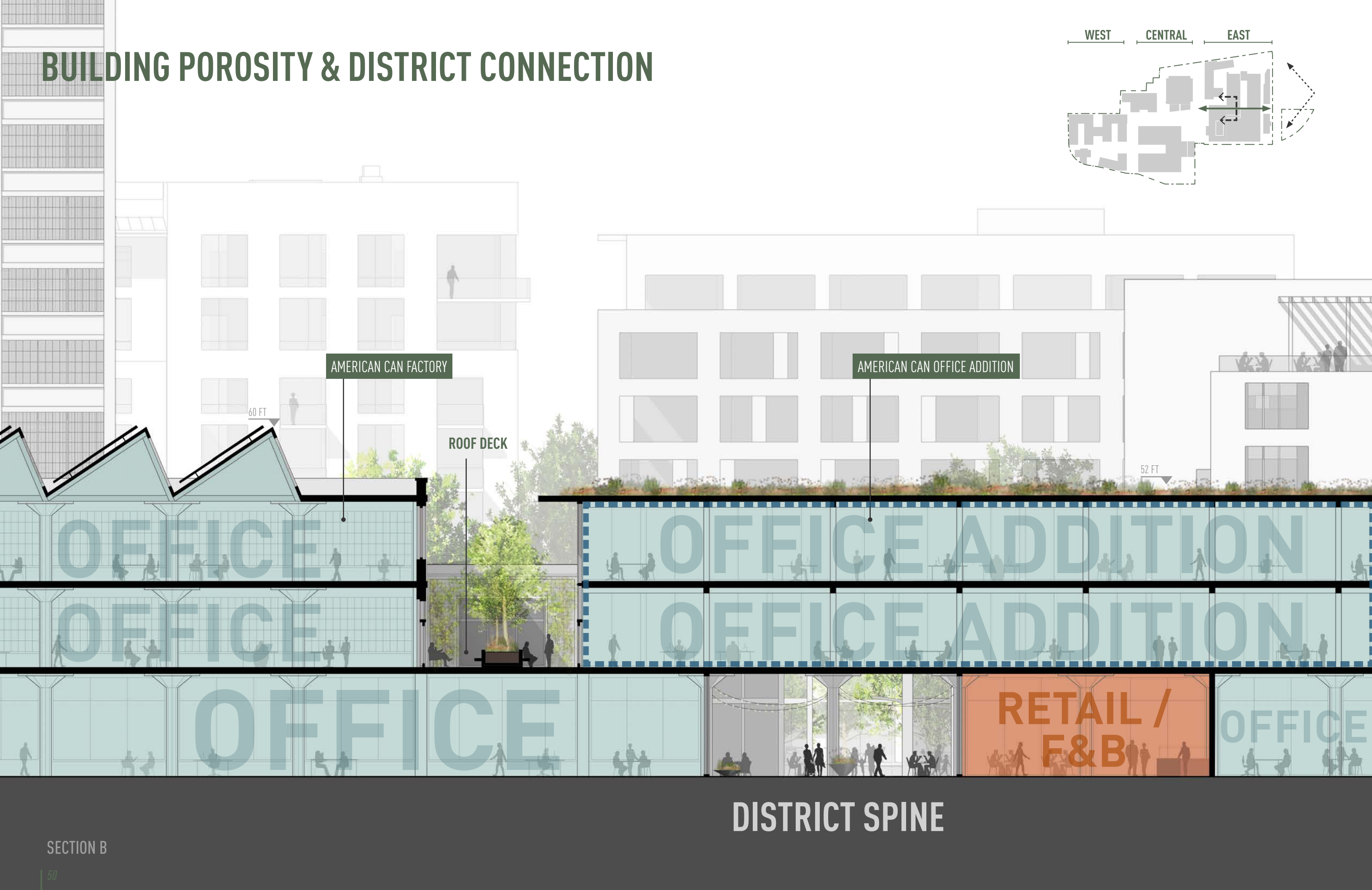
LEVEL 2 (LEVEL 2-7 TOTALS BELOW)	
OFFICE (LEVELS 2-3)	214,023 FT ²
RESIDENTIAL (LEVELS 2-7)	151,716 FT ² < 174 UNITS >
TOTAL AREA	365,739 FT ²



ROOF LEVEL	
RETAIL / F&B (LEVEL 3)	5,992 FT ²
ROOF DECK	8,718 FT ²
TOTAL AREA	14,710 FT ²

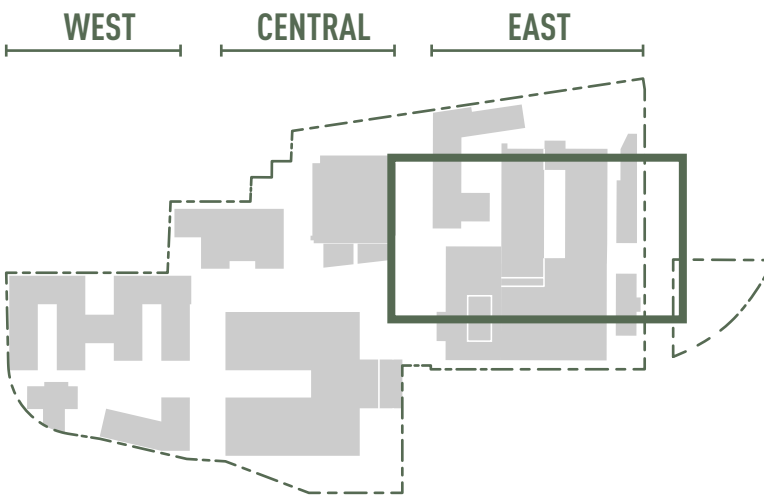


BUILDING POROSITY & DISTRICT CONNECTION



AMERICAN CAN ALLEY

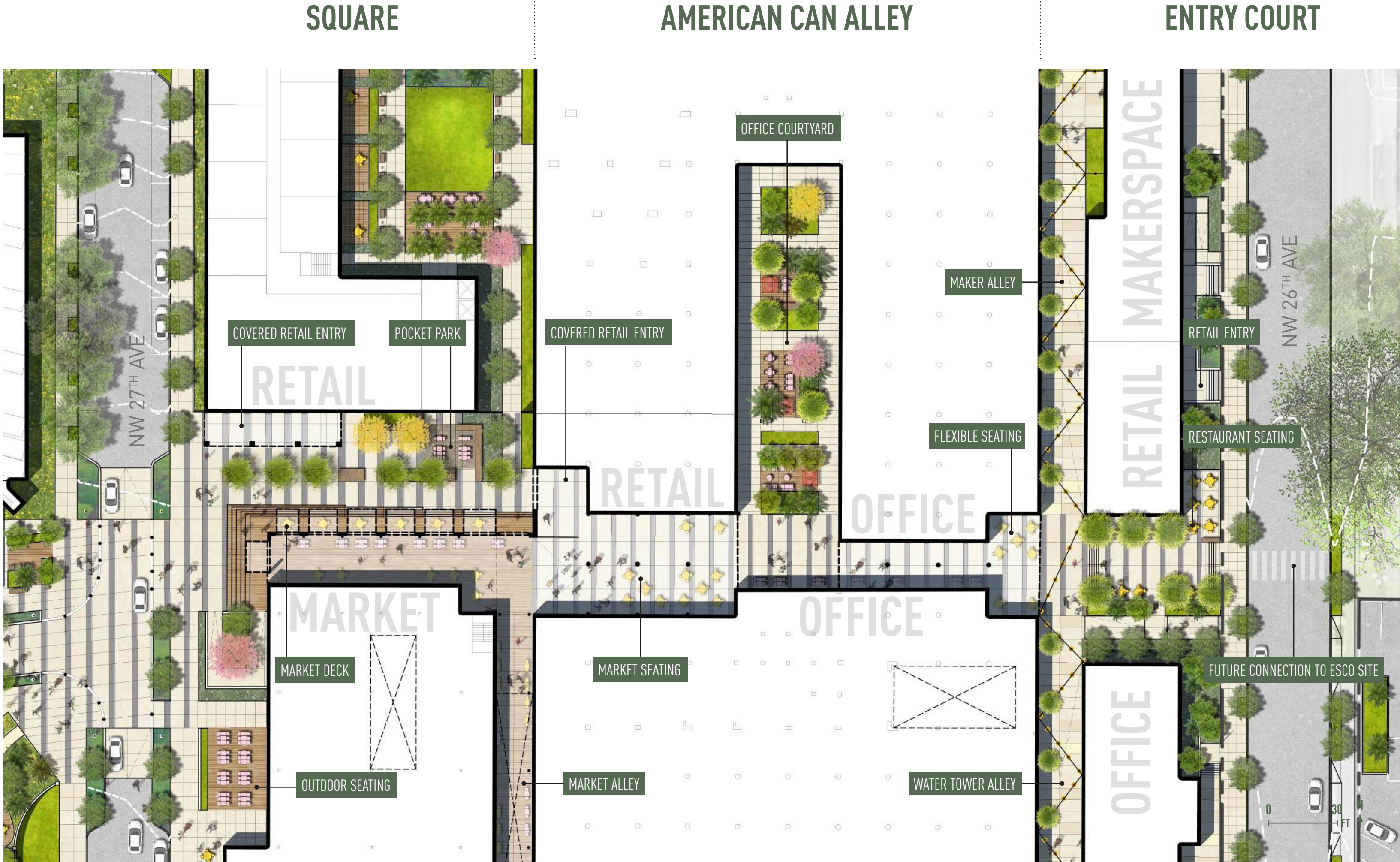
American Can Alley is the pedestrian circulation spine for the eastern portion of the Master Plan. It provides an important connection through the large American Can Complex between NW 26th Avenue and NW 27th Avenue. The diverse series of spaces along the alley include a large Square at the corner of Lewis & Clark Boulevard and NW 27th Avenue, a Market Deck that extends from the Warehouse Building, an open-air covered walkway through the Factory Building and an Entry Court between the smaller Administration Buildings at NW 26th Avenue. Connections to explore along the way include the Office Courtyard, the interior Market Alley and two external alleys with catenary lighting maker spaces and opportunities for art installations. Together the American Can Alley and adjacent spaces support an active and dynamic public experience unlike anywhere else in Portland.



INDEPENDENCE BEER GARDEN, PHILADELPHIA: OPEN-AIR FLEXIBLE SEATING & BEER GARDENS

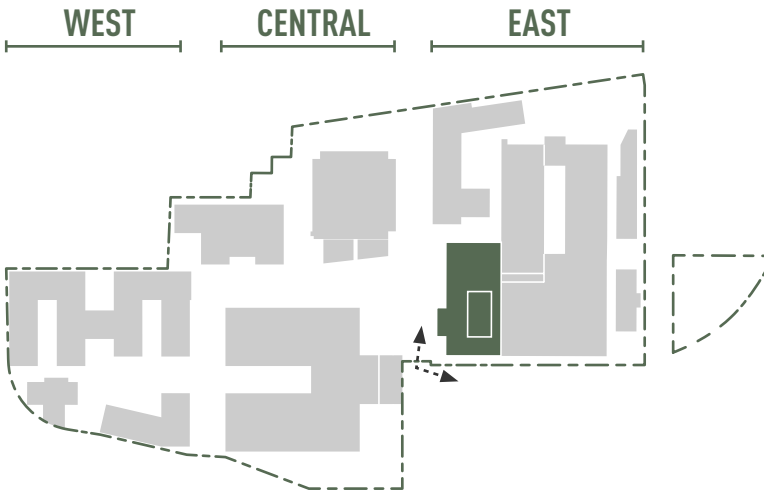


DAIRY BLOCK, DENVER: ACTIVE ALLEYWAYS & ART INSTALLATIONS



AMERICAN CAN WAREHOUSE

American Can Warehouse is uniquely positioned to become a key anchor and activator for the Montgomery Park District. Poised to be redeveloped in phase one, it has the potential to become a mixed use building with a market and retail / F&B on the ground floor, office mezzanine, and roof top amenity restaurant / bar. The east 'market alley' and north 'district spine' help promote connectivity and provide light into the surrounding warehouse and factory office buildings.



EXISTING CONDITIONS



GOOD PEOPLE BREWING - REPURPOSED WAREHOUSE



KROGER STREET MARKET - OUTDOOR SIDEWALK ENGAGEMENT



HOUSTON TRUCKYARD - ECLECTIC REPURPOSED DOCK



HEMINGWAY'S BREWERY - PORCHES TO BRIDGE INTERIOR AND EXTERIOR



KATY TRAIL ICEHOUSE - COME AS YOU ARE EXPERIENCE



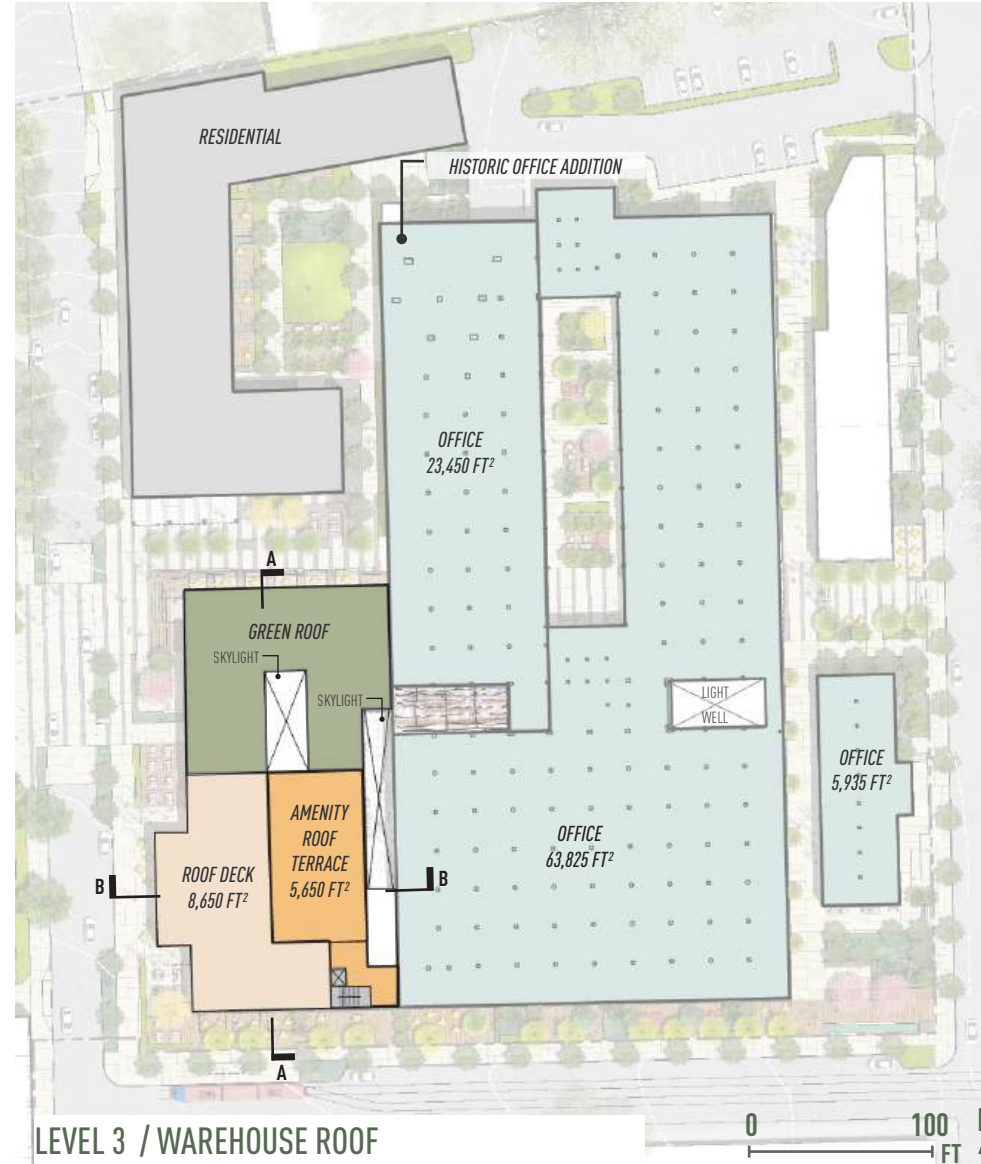
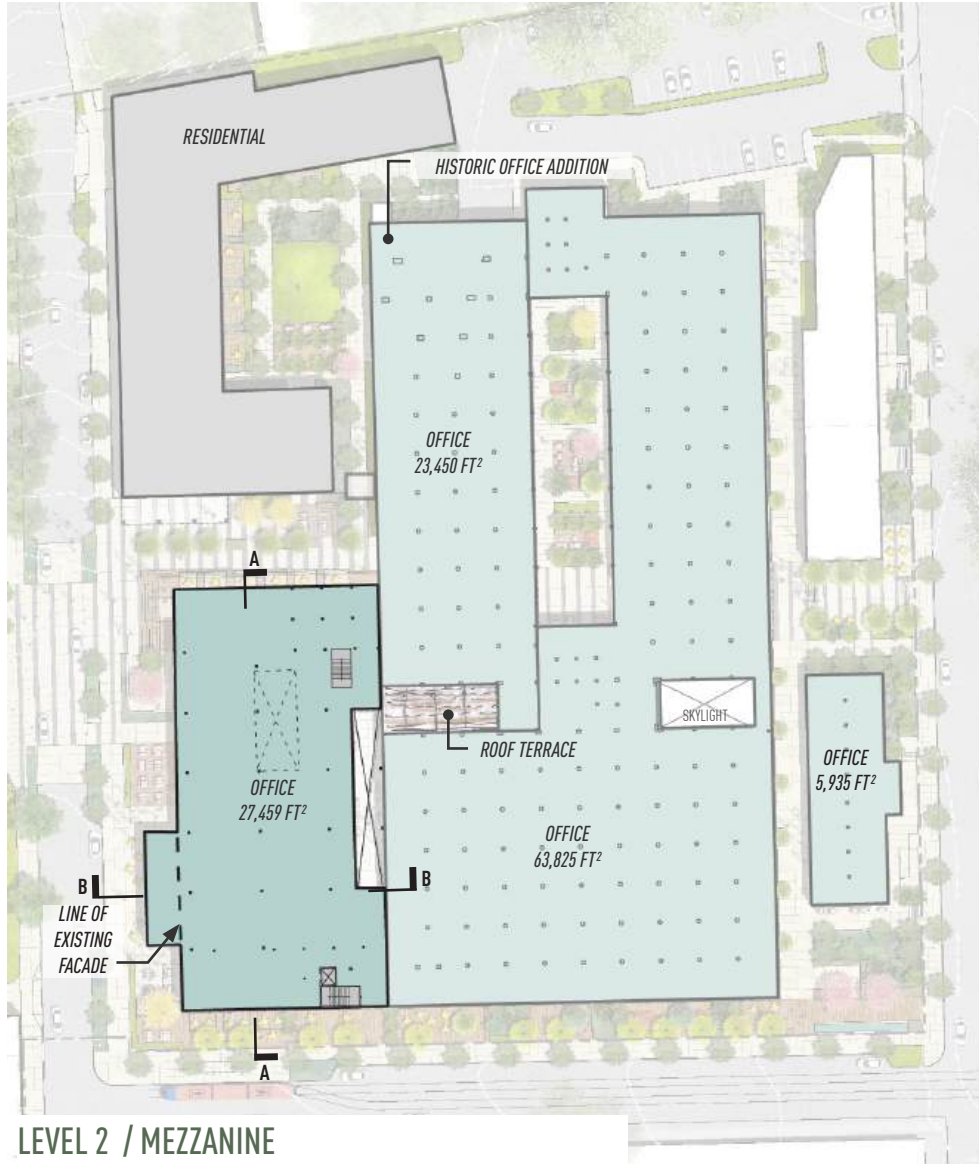
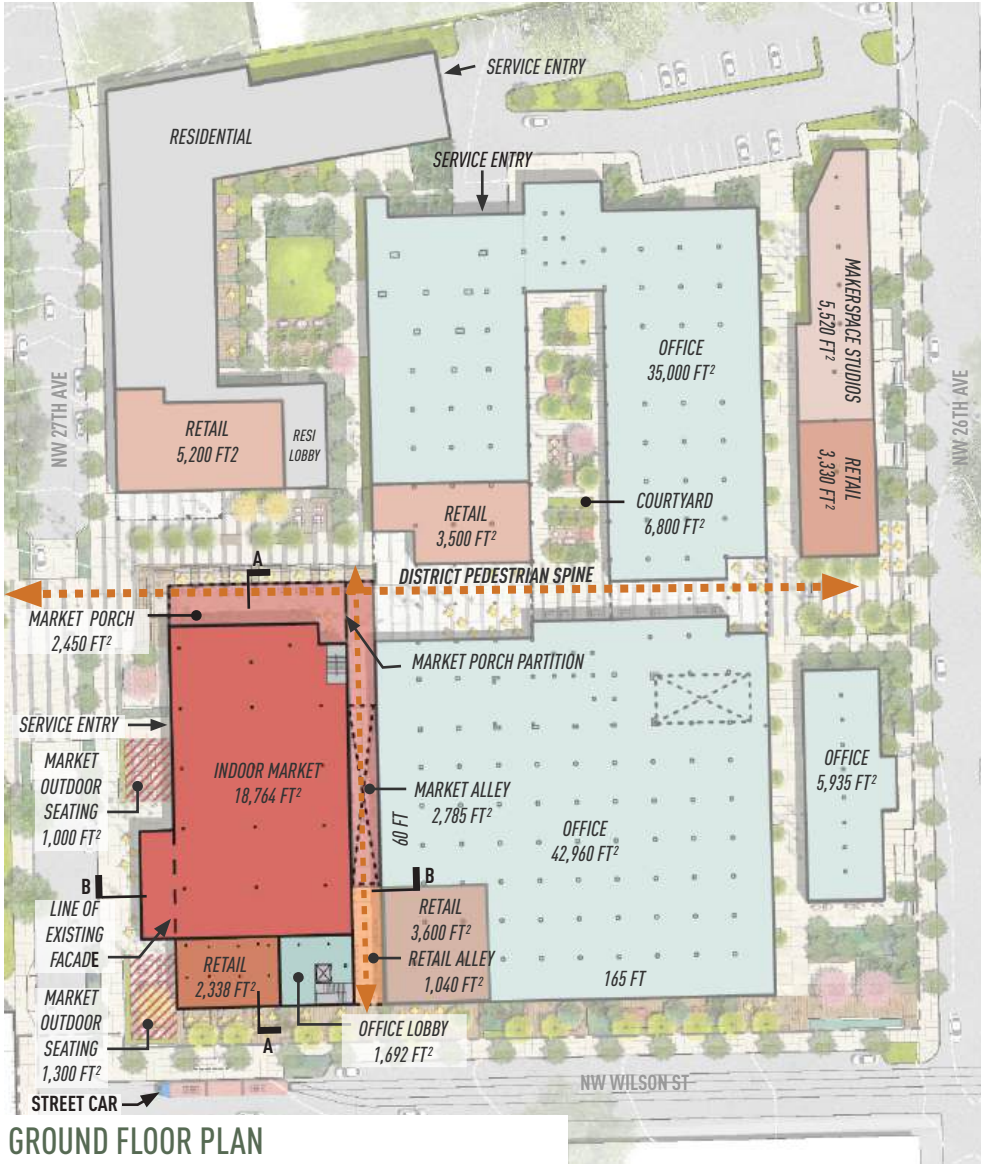
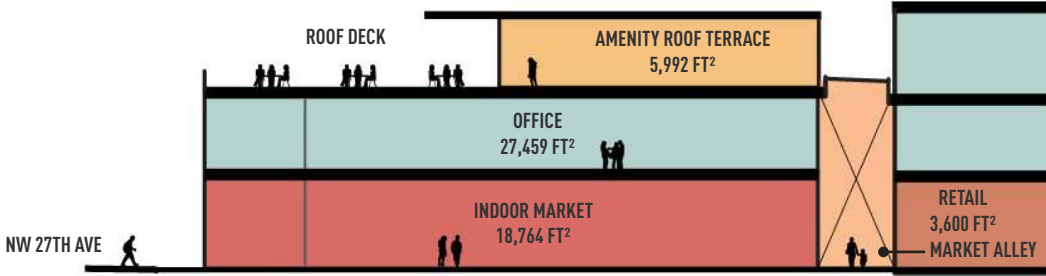
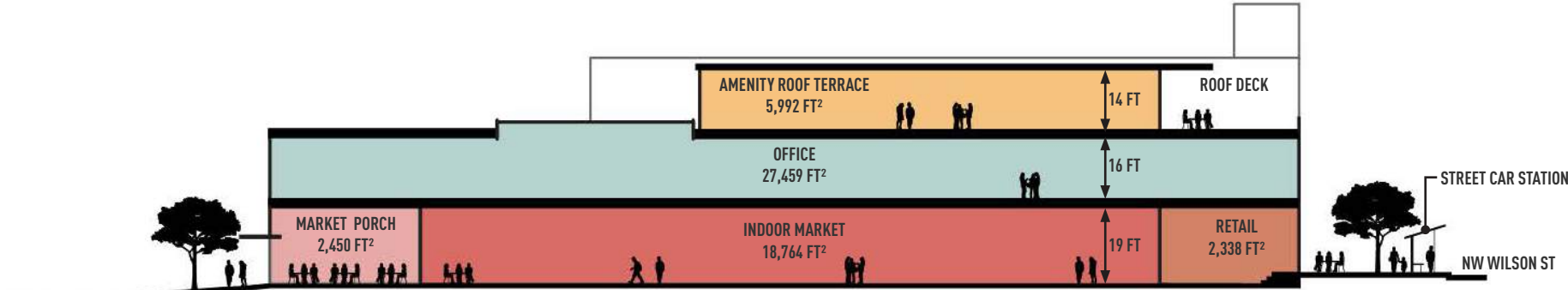
LITTLE CREATURES - RAW INTERIOR EXPERIENCES



CORNER OF 27TH AVE & WILSON ST

AMERICAN CAN WAREHOUSE - PROGRAM BREAKDOWN

MARKET INDOOR GSF	18,764 FT ²	OFFICE TOTAL GSF	29,151 FT ²
MARKET INDOOR PORCH & ALLEY GSF	5,235 FT ²	RETAIL TOTAL GSF	2,338 FT ²
MARKET OUTDOOR GSF	2,300 FT ²	AMENITY ROOF F&B	5,992 FT ²
MARKET INDOOR TOTAL GSF	23,999 FT ²	WAREHOUSE INDOOR TOTAL GSF	62,936 FT ²



AMERICAN CAN WAREHOUSE - DISTRICT SPINE & MARKET ALLEY

American Can Warehouse is uniquely positioned to become a key anchor and activator for the Montgomery Park District. Poised to be redeveloped in phase one, it has the potential to become a mixed use building with a market and retail / F&B on the ground floor, office mezzanine, and roof top amenity restaurant / bar. The east 'market alley' and north 'district spine' help promote connectivity and provide light into the surrounding warehouse and factory office buildings.



EXISTING CONDITIONS



DISTRICT SPINE PEDESTRIAN CONNECTION THROUGH MARKET



MARKET ALLEY

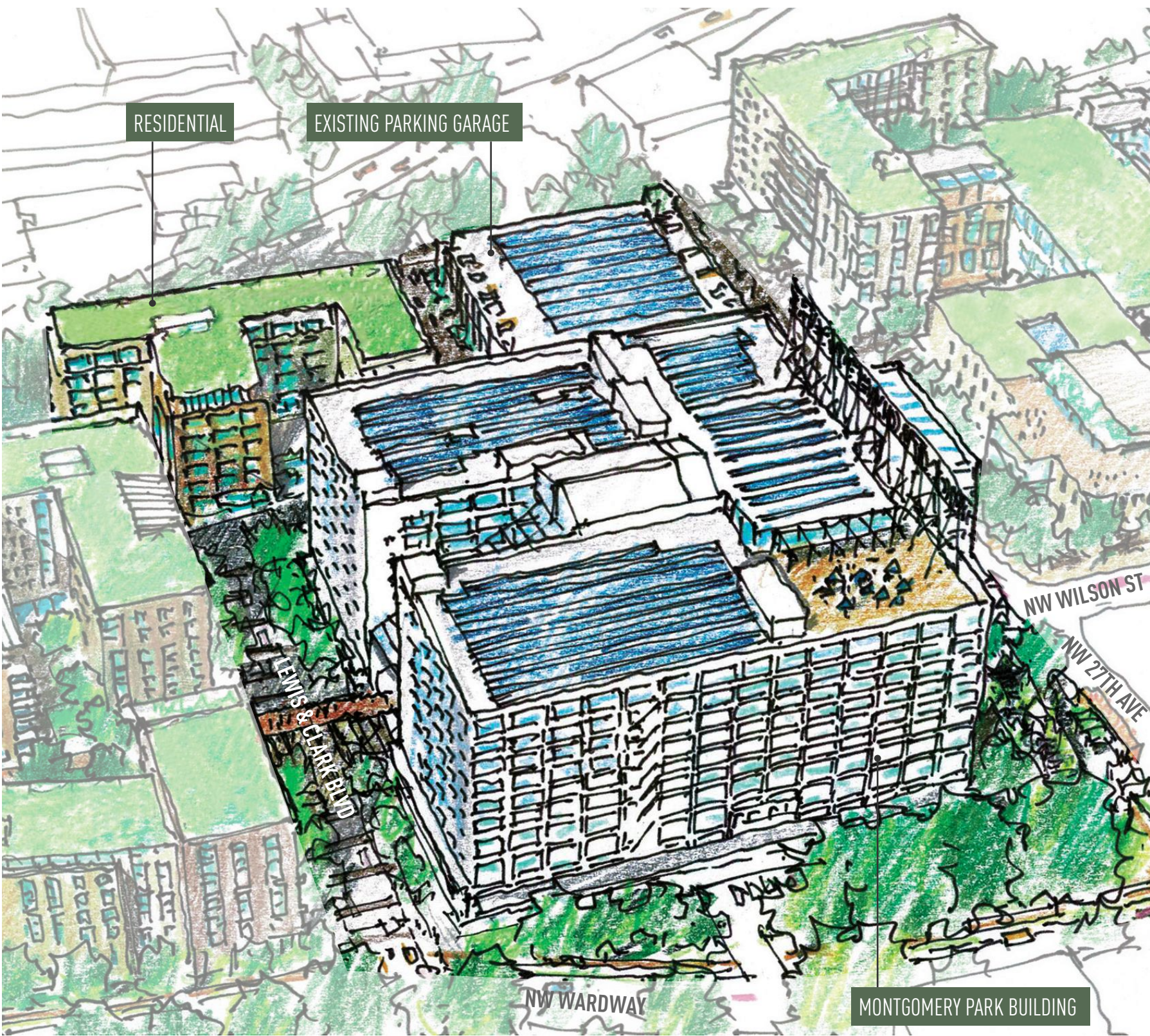
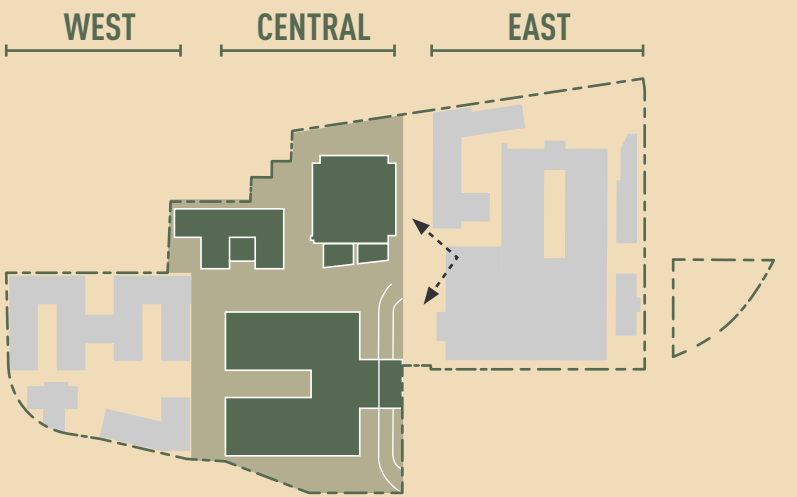


NORTH FACADE ALONG DISTRICT SPINE

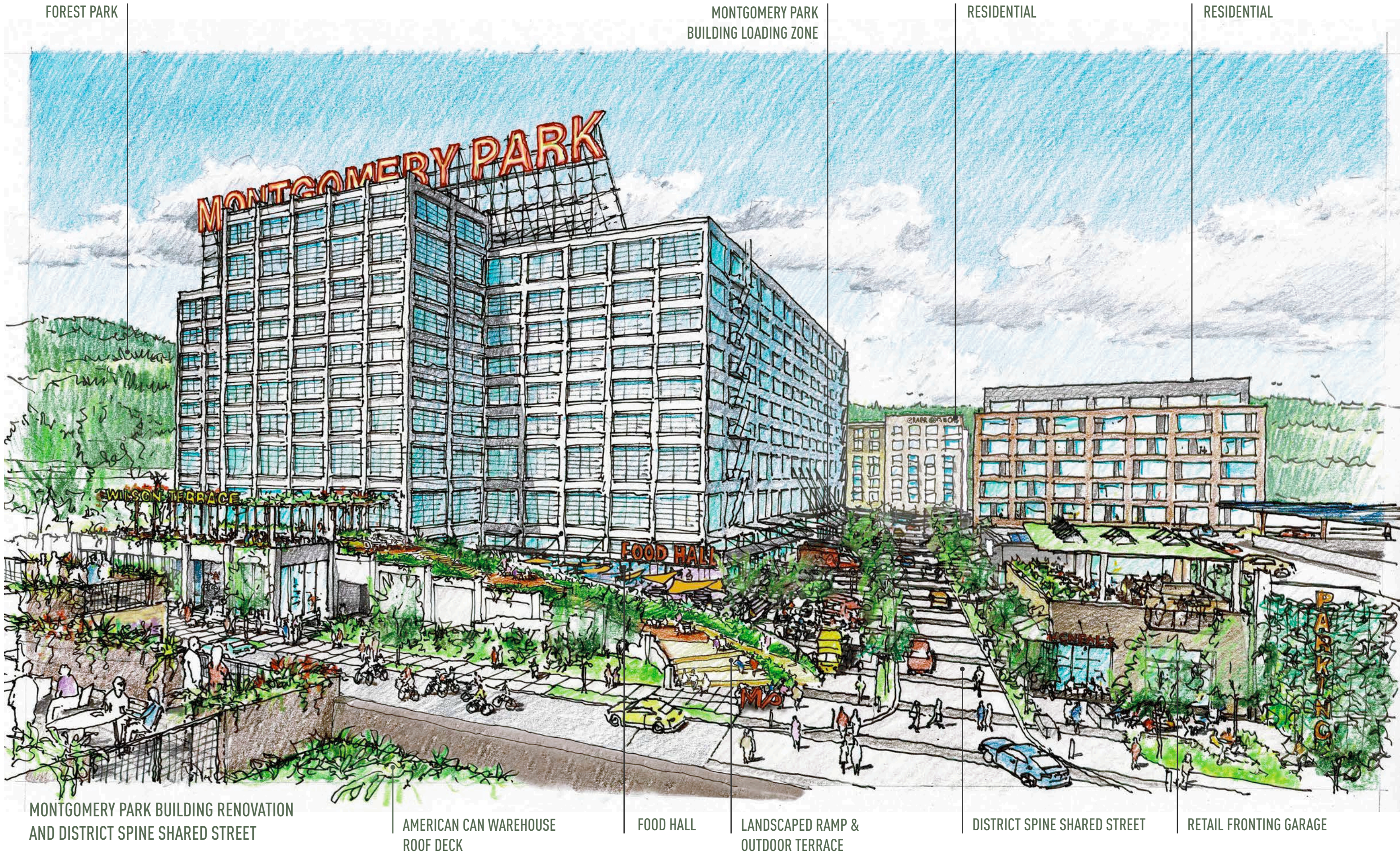
CENTRAL ZONE

MONTGOMERY PARK BUILDING & LEWIS & CLARK BOULEVARD

The Central Zone is the iconic view of the district with the historic Montgomery Park Building and sign towering over the entire neighborhood and the front door centered along NW Wilson St. The zone is comprised mainly of this building that will be renovated to include a majority of new office with a mix of retail, F&B, penthouse amenity, and gym that is anchored by a food hall at the ground floor. The existing ramps are transformed into landscape areas with seating, roof decks, and courtyards beneath and the atrium and west entry will become an active indoor open space with a direct connection to the new district park and views towards Forest Park. A new shared street, Lewis & Clark Blvd, will surround the building on the north and west acting as the district spine connecting each zone. Additional residential and retail / F&B frontage along the existing north garage helps active the shared street and provide parking.



CENTRAL ZONE AXON



INSPIRATION



PEARL DISTRICT: URBAN GRIT AND ACTIVE USES ON DOCKS



AVANTI: DENVER COLORADO - ROOFTOP EXPERIENCES



BREWDOG FRANKLINTON: ACTIVE ROOFTOP STREET ACTIVATION



AGUEDA PORTUGAL: ICONIC IMMERSIVE ART EXPERIENCE



CITY MARKET SOCIAL HOUSE: ACTIVE DOCK EXPERIENCE



ITHACA COMMONS: CURBLESS PEDESTRIAN ORIENTED EXPERIENCE



PEARL BREWERY: CURBLESS PEDESTRIAN ACTIVE EXPERIENCE



PINK BALLS STREET: MONTREAL, CANADA - ICONIC IMMERSIVE ART EXPERIENCE

PROGRAM MIX

CENTRAL ZONE PROGRAM

4

PARCEL 4

PROGRAM

RESIDENTIAL138,684 FT² < 162 UNITS >

RETAIL / F&B5,700 FT²

PARKING

BELOW GRADE46,850 FT² < 171 SPACES >

TOTAL AREA191,234 FT²

5

PARCEL 5

PARKING

ABOVE GRADE126,680 FT² < 433 SPACES >

TOTAL AREA126,680 FT²

6

PARCEL 6

PROGRAM

RETAIL / F&B5,648 FT²

TOTAL5,648 FT²

7

PARCEL 7 *

PROGRAM

OFFICE578,408 FT²

RETAIL / F&B63,599 FT²

MP FOOD HALL23,508 FT²

MP AMENITY19,081 FT²

MP ATRIUM13,557 FT²

MP PENTHOUSE11,250 FT²

MP BOH45,319 FT²

TOTAL AREA754,722 FT²

* NOTE - PARCEL 7 PROGRAM
DATA MAY NOT REFLECT
ENTIRE BUILDING GSF

CENTRAL ZONE TOTAL

PROGRAM

OFFICE578,408 FT²

RETAIL / F&B74,947 FT²

RESIDENTIAL138,684 FT² < 162 UNITS >

MP FOOD HALL23,508 FT²

MP AMENITY19,081 FT²

MP ATRIUM13,557 FT²

MP PENTHOUSE11,250 FT²

MP BOH45,319 FT²

PARKING









ABOVE GRADE126,680 FT² < 433 SPACES >

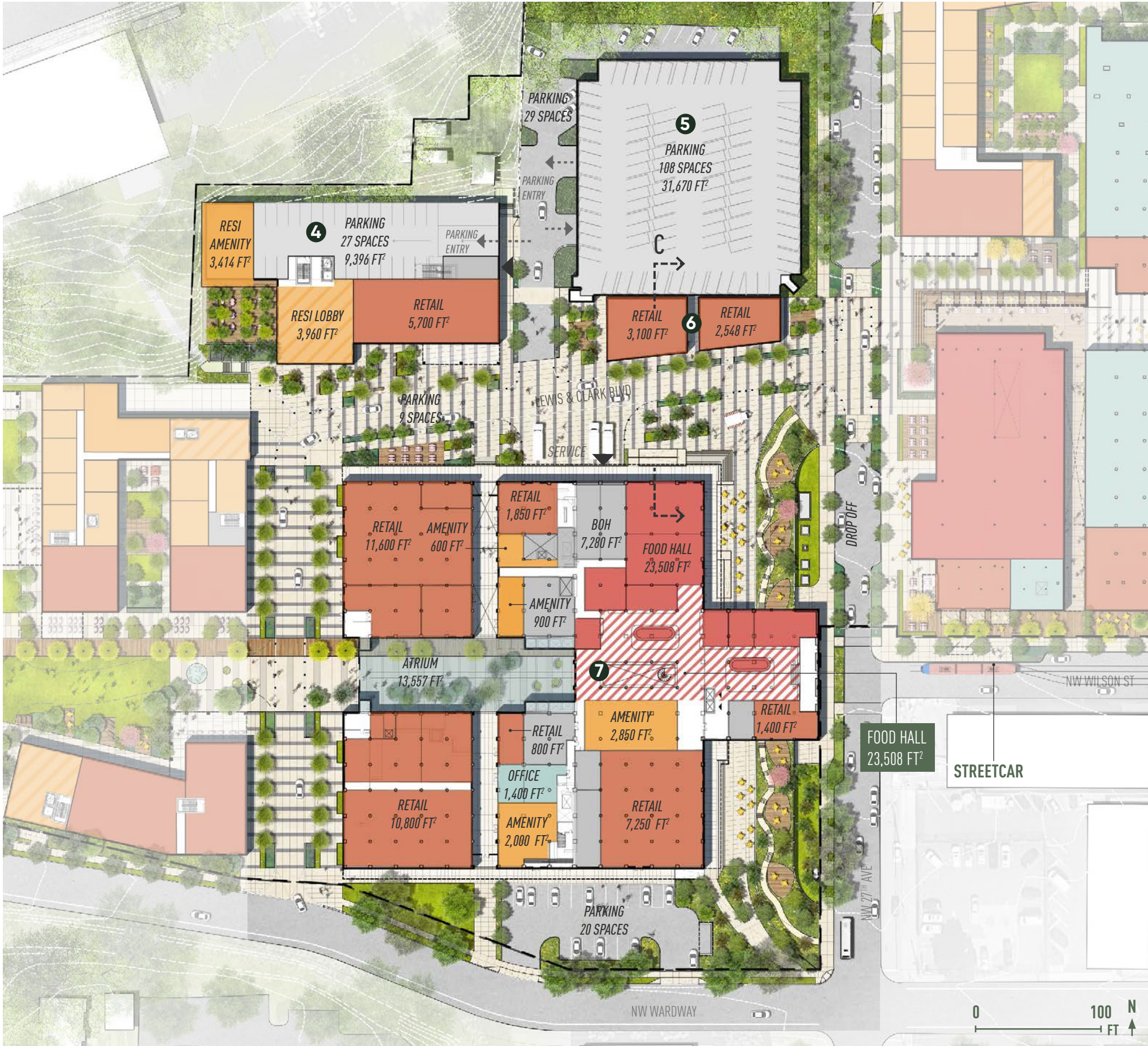
BELOW GRADE46,850 FT² < 171 SPACES >

SURFACE49 SPACES

STREET9 SPACES

TOTAL AREA1,078,284 FT²

LEGEND		GROUND FLOOR / LEVEL 1	
	ANCHOR	OFFICE	1,400 FT²
	AMENITY	RETAIL / F&B	45,048 FT²
	RETAIL / F&B	RESIDENTIAL	8,364 FT²
	OFFICE	MP FOOD HALL	23,508 FT²
	RESIDENTIAL	MP AMENITY	6,350 FT²
	RESIDENTIAL LOBBY	MP ATRIUM	13,557 FT²
	MP BOH	MP BOH	7,280 FT²
	SERVICE	PARKING	41,066 FT²
			< 193 SPACES
		TOTAL AREA	146,573 FT²

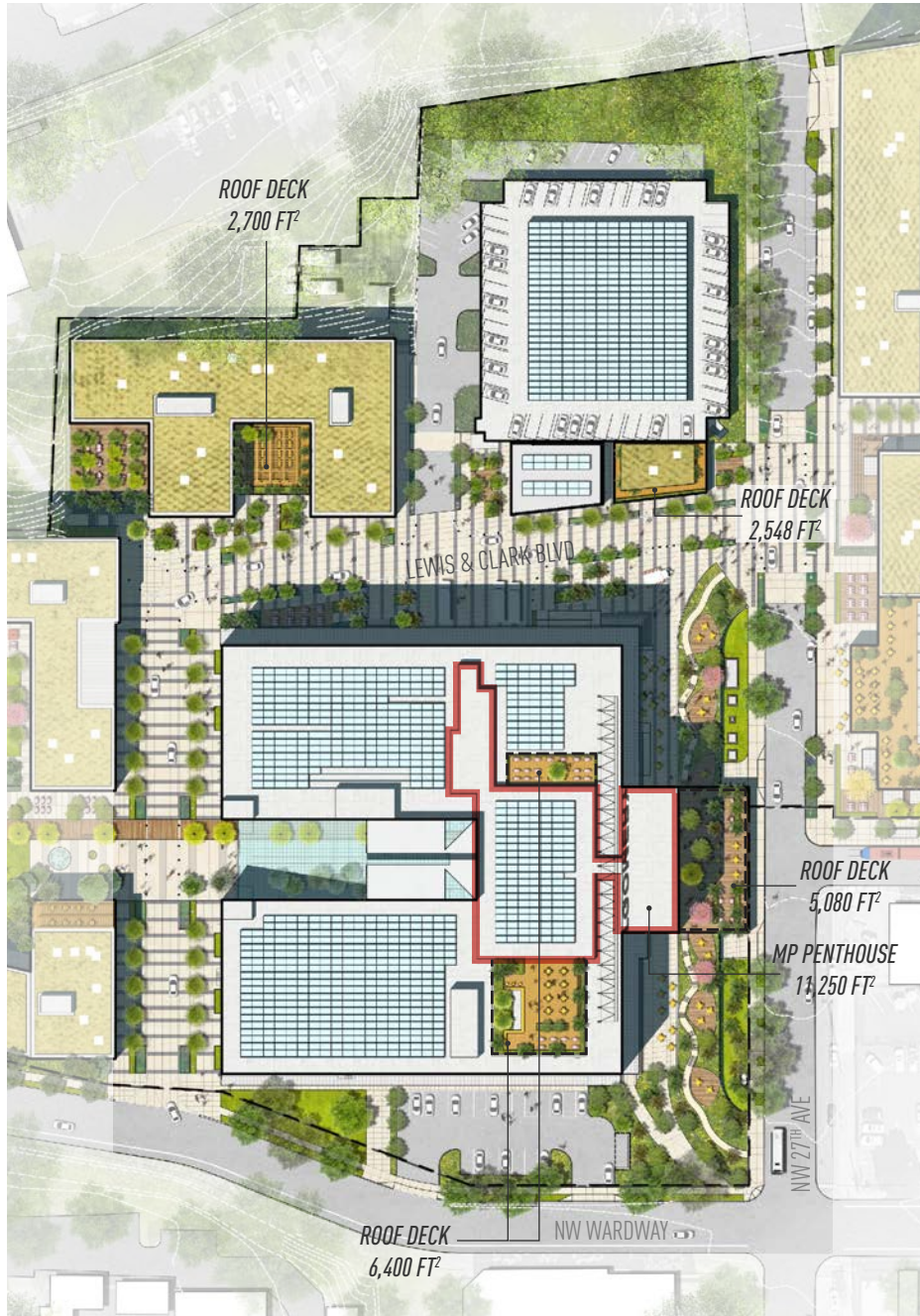


SUB-LEVEL 1 (SUB-LEVEL 1-2 TOTALS BELOW)	
AMENITY (SUB-LEVEL 1)	12,731 FT²
MP BOH (SUB-LEVEL 1)	13,462 FT²
BELOW GRAD PARKING (SUB-LEVEL 1-2)	46,850 FT² < 171 SPACES >
TOTAL AREA	73,043 FT²



LEVEL 2 (LEVELS 2-9 TOTALS BELOW)*	
OFFICE (LEVELS 2-9)	577,008 FT²
RETAIL / F&B (LEVELS 2-9)	29,899 FT²
RESIDENTIAL (LEVELS 2-7)	130,320 FT² < 162 UNITS >
PARKING (LEVELS 2-4)	95,010 FT² < 325 SPACES >
MP BOH (LEVELS 2-9)	21,697 FT²
TOTAL AREA	853,934 FT²

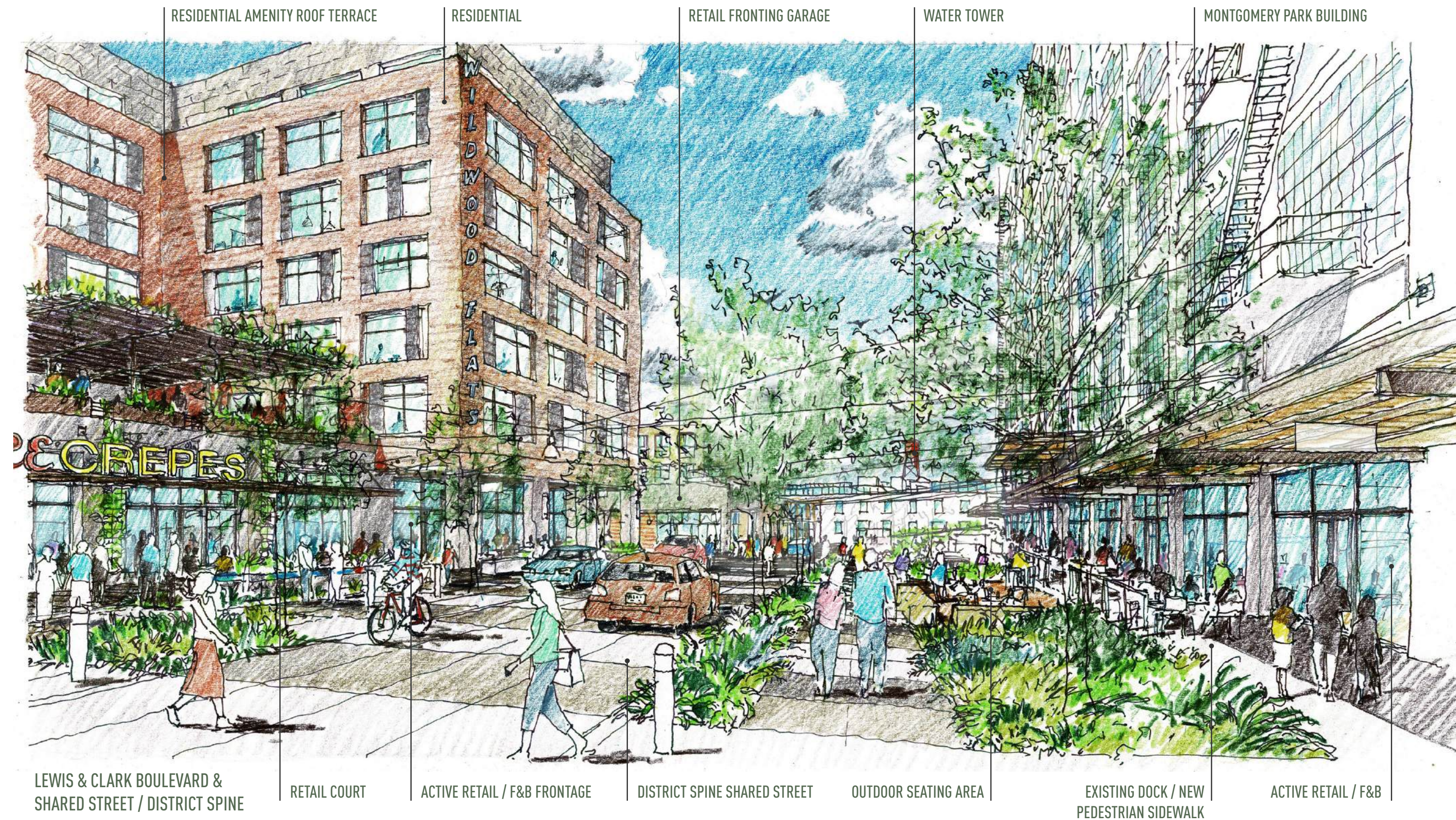
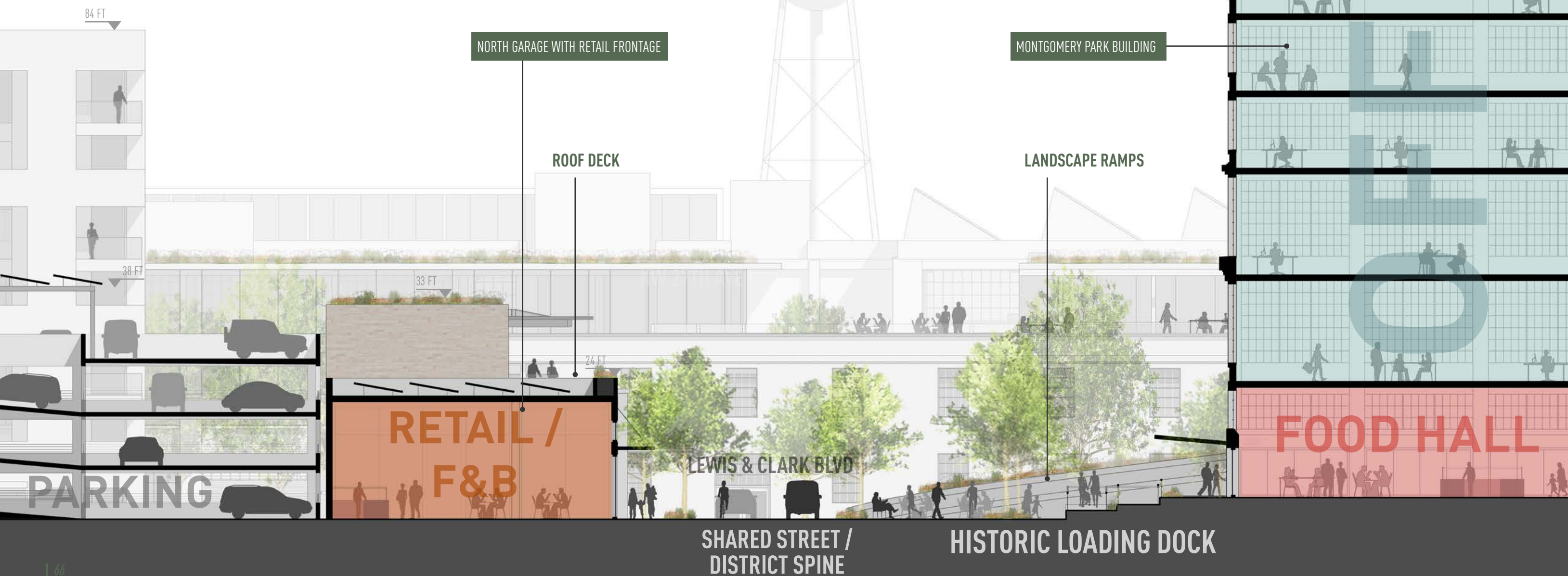
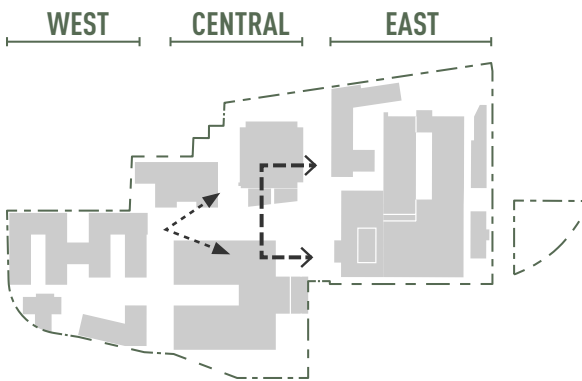
*TOTALS INCLUDE MP BLDG MEZZANINE



ROOF LEVEL	
MP PENTHOUSE	11,250 FT²
MP BOH	2,880 FT²
ROOF DECK	6,400 FT²
TOTAL AREA	20,530 FT²

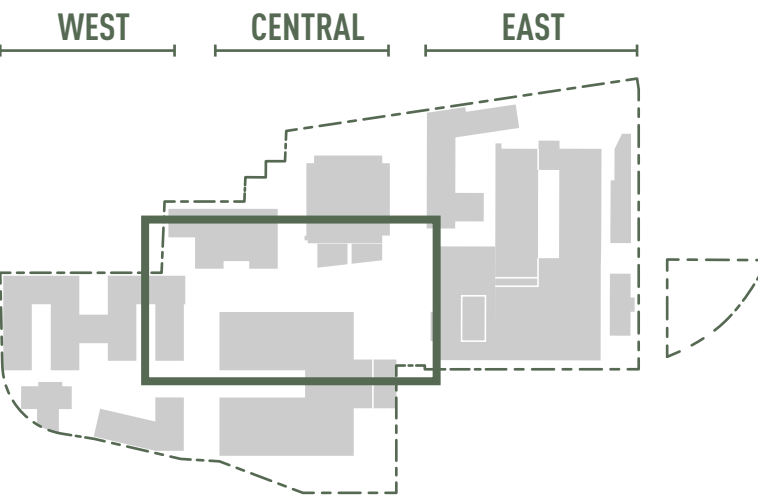


SHARED STREET & DISTRICT SPINE



LEWIS & CLARK BOULEVARD

Lewis & Clark Boulevard is a proposed street through the existing parking and loading areas west and north of the Montgomery Park Building. The alignment of the street embraces two important historic site elements - the north ramp and the loading dock. North of the street the angled alignment creates opportunities for creative infill development including retail wrapping the existing parking structure. South of the street, outdoor seating, flexible paved areas and planting commingle with new active uses along the historic dock. Lewis & Clark Boulevard is envisioned as an important part of the open space network - a curbsless street shared by pedestrians, cyclists and vehicles that can be closed to through traffic during events.



KEEN GARAGE, PORTLAND: HISTORIC LOADING DOCKS REPURPOSED AS RETAIL ENTRIES AND SEATING



FIRST THURSDAY ART WALK, NW 13TH AVE, PORTLAND: STREET CLOSED TO VEHICLES DURING EVENTS

RESIDENTIAL

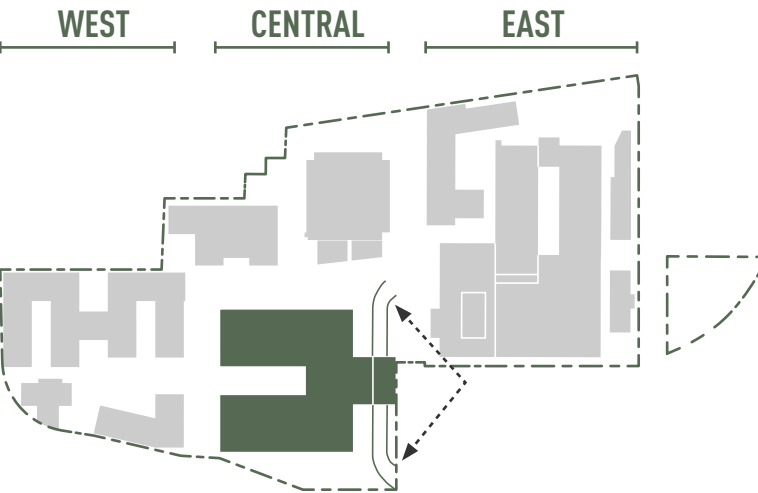
HISTORIC LOADING DOCK

RAMP GARDEN



MONTGOMERY PARK BUILDING

Montgomery Park Building is the iconic beacon for the district as the tallest building in the neighborhood. The renovation of this building in phase one will set the tone and identity for the district’s future evolution. By transforming the existing ramps, atrium, ground floor, basement, and roof into landscape parks, interior gardens, food hall and retail/F&B spaces, gym, and a penthouse amenity, the future identity will breathe life and energy inside and out of the building.



EXISTING CONDITIONS



F+B KIOSK WITH SEATING



COFFEE SHOP RETAIL WITH FLEX SEATING



ELEVATED LOADING DOCK CIRCULATION AND LOADING ZONE



CO-WORKING ATRIUM SPACE



EAST FACADE ENTRY ALONG 27TH AVE & WILSON ST

MONTGOMERY PARK BUILDING - PROGRAM BREAKDOWN

TOTAL PROGRAM AREA *

OFFICE	578,408 FT ²
RETAIL / F&B	63,599 FT ²
MP FOOD HALL	23,508 FT ²
MP AMENITY	19,081 FT ²
MP ATRIUM	13,557 FT ²
MP PENTHOUSE	11,250 FT ²
MP BOH	45,319 FT ²
TOTAL AREA	754,722 FT²

* NOTE - PARCEL 7 PROGRAM DATA MAY NOT REFLECT ENTIRE BUILDING GSF

GROUND FLOOR / LEVEL 1

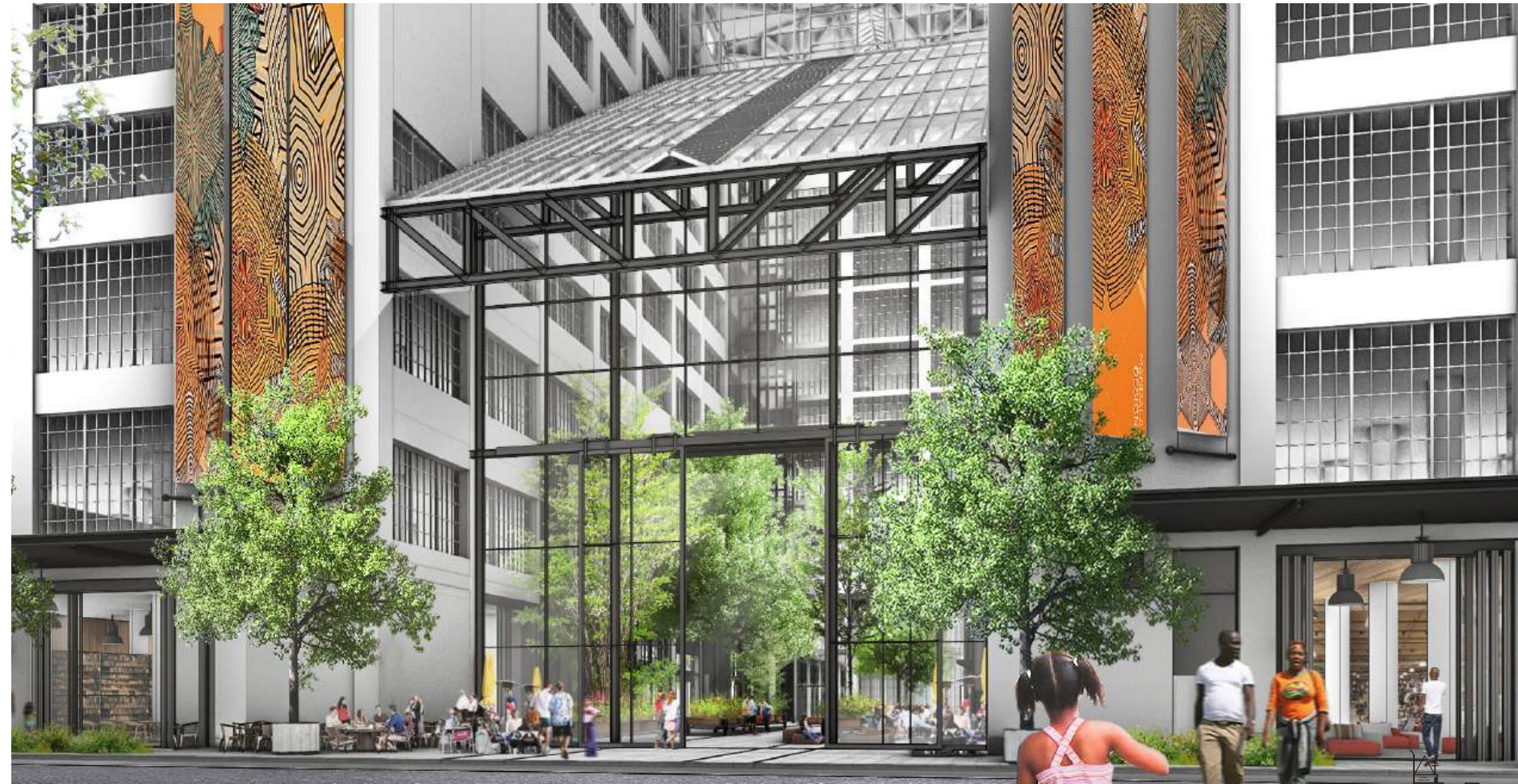
OFFICE	1,400 FT ²
RETAIL / F&B	45,048 FT ²
MP FOOD HALL	23,508 FT ²
MP AMENITY	6,350 FT ²
MP ATRIUM	13,557 FT ²
MP BOH	7,280 FT ²
L1 TOTAL AREA	146,573 FT²



EXISTING CONDITIONS - ATRIUM EXTERIOR



EXISTING CONDITIONS - ATRIUM INTERIOR



ATRIUM EXTERIOR



ATRIUM INTERIOR

MONTGOMERY PARK BUILDING - ANCHOR ACTIVATION



CORNER OF 27TH AVE AND LEWIS & CLARK BLVD

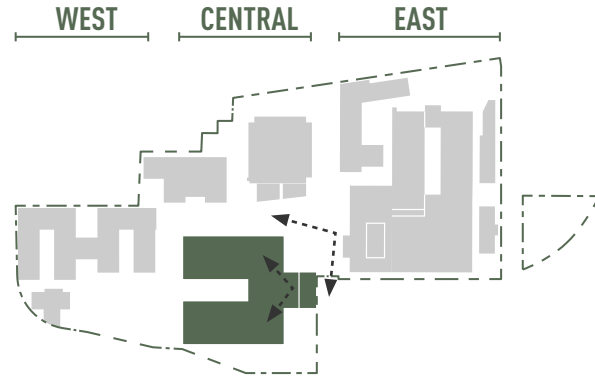
LANDSCAPING INTEGRATED WITH RAMPS TO L2

STEPS FUNCTION AS GATHERING AND MEETING SPACE

INTIMATE COURTYARD SPACES SET BACK FROM STREET

POP-UP KIOSKS TO ACTIVATE CORNER

SHARED STREET INTERSECTION

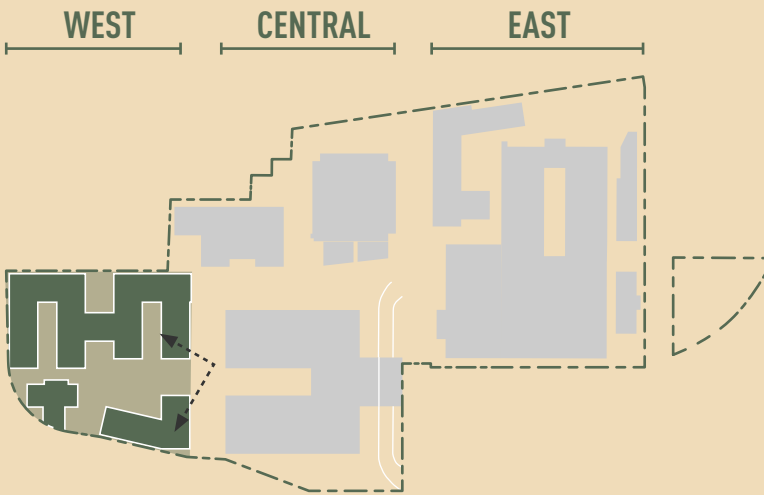


VIEW INSIDE FOOD HALL

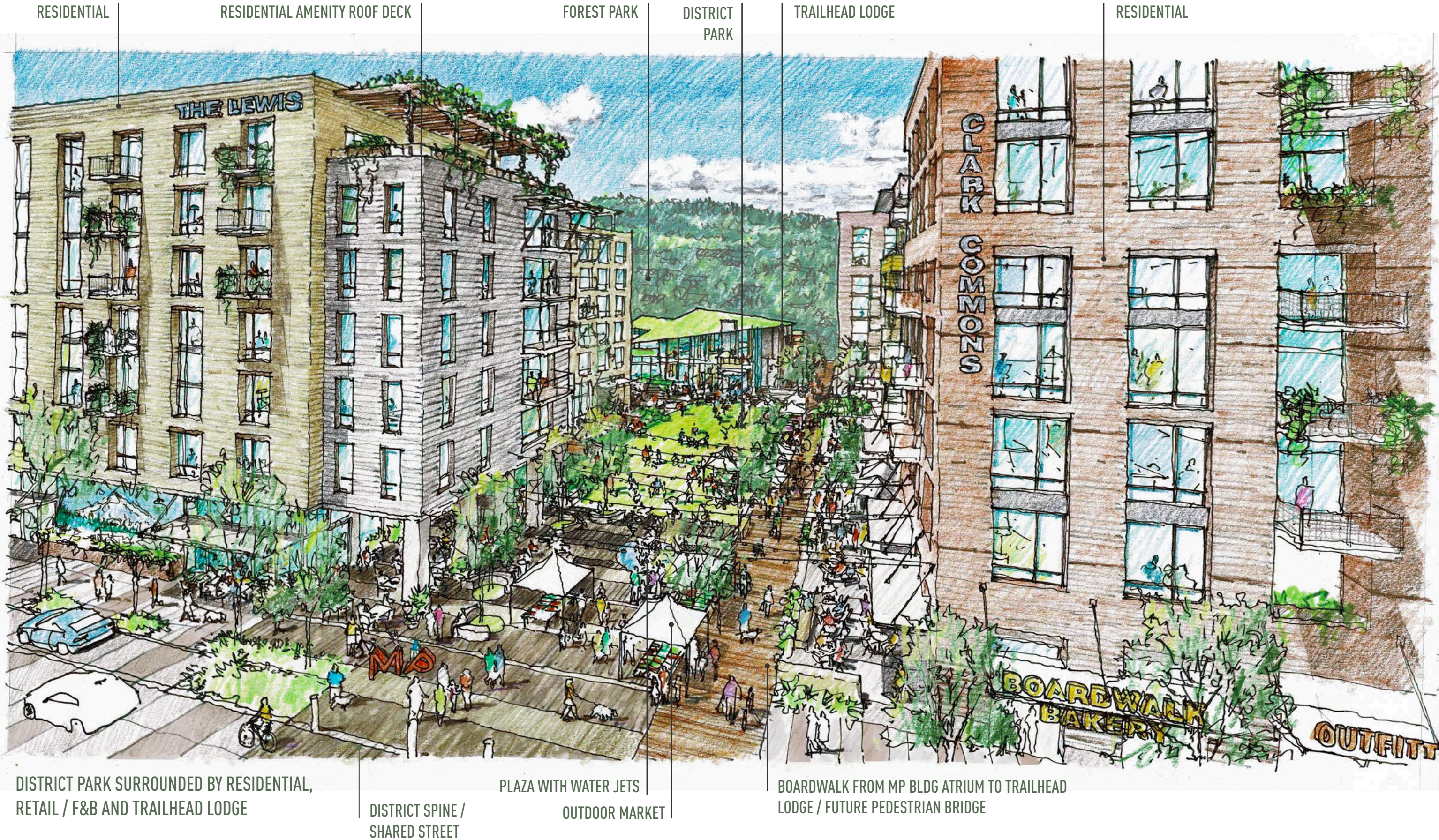
WEST ZONE

TRAILHEAD LODGE & PARK DISTRICT

The West Zone is the park like setting of the district with a visible and physical connection to Forest Park. The zone is comprised of a district park for the residents and neighboring community that will be surrounded mainly by residential (& possible hotel) with a mix of retail and F&B that is anchored by The Trailhead Lodge. The district park is the heart of the district with various residential courtyards and pocket parks connecting to it. The Lodge plays a major role in the outdoor purpose and identity of the new district and its visible, emotional, and possible physical connection to Forest Park. This zone acts as the major parking hub of the district with a large below grade parking structure that serves the residents and workers as well as the local community of shoppers and park visitors. The entire zone is serviced below grade to promote an active ground floor and reduce servicing at grade.



WEST ZONE AXON



DISTRICT PARK SURROUNDED BY RESIDENTIAL, RETAIL / F&B AND TRAILHEAD LODGE

DISTRICT SPINE / SHARED STREET

PLAZA WITH WATER JETS
OUTDOOR MARKET

BOARDWALK FROM MP BLDG ATRIUM TO TRAILHEAD LODGE / FUTURE PEDESTRIAN BRIDGE

INSPIRATION



SLABTOWN, PORTLAND: NATURAL FACADE MATERIAL PALETTE



PEARL BREWERY: TIMELESS MASONRY MATERIALS



SLABTOWN, PORTLAND: CLEAN MASONRY MATERIAL PALETTE



DISTRICT WHARF: ACTIVE GROUND FLOOR FACADES



MAVEN HOTEL, DENVER: CLEAN MATERIAL PALETTE AND MODERN FACADE



PEARL BREWERY: ACTIVE OPEN SPACES WITH PLANNED EVENTS (FARMERS MARKET)



AIX-EN-PROVENCE: OUTDOOR SEATING



INDUSTRY CITY, NEW YORK: ACTIVE COURTYARDS



PEARL DISTRICT, PORTLAND: ACTIVE STREET FRONTAGE



ANTWERP: AUTHENTIC MATERIAL PALETTE AND ACTIVE OPEN SPACE

PROGRAM MIX

WEST ZONE PROGRAM		
1 PARCEL 1		
PROGRAM	RESIDENTIAL	363,330 FT² < 418 UNITS >
	RETAIL / F&B	7,930 FT²
PARKING	BELOW GRADE	504,814 FT² < 1588 SPACES >
TOTAL AREA		876,074 FT²
2 PARCEL 2		
PROGRAM	TRAIL HEAD LODGE	32,810 FT²
TOTAL AREA		32,810 FT²
3 PARCEL 3		
PROGRAM	RESIDENTIAL	88,767 FT² < 102 UNITS >
	RETAIL / F&B	9,577 FT²
TOTAL AREA		98,344 FT²
WEST ZONE TOTAL		
PROGRAM	RESIDENTIAL	452,097 FT² < 520 UNITS >
	RETAIL / F&B	17,507 FT²
	LODGE	32,810 FT²
PARKING	BELOW GRADE	504,814 FT² < 1588 SPACES >
	SURFACE	6 SPACES
TOTAL AREA		1,007,228 FT²

LEGEND	
■	ANCHOR
■	AMENITY
■	RETAIL / F&B
■	OFFICE
■	RESIDENTIAL
■	RESIDENTIAL LOBBY
■	MP BOH
GROUND FLOOR / LEVEL 1	
RESIDENTIAL	42,585 FT² < 34 UNITS >
RETAIL / F&B	17,507 FT²
LODGE	7,043 FT²
PARKING	6 SPACES
TOTAL AREA	67,135 FT²



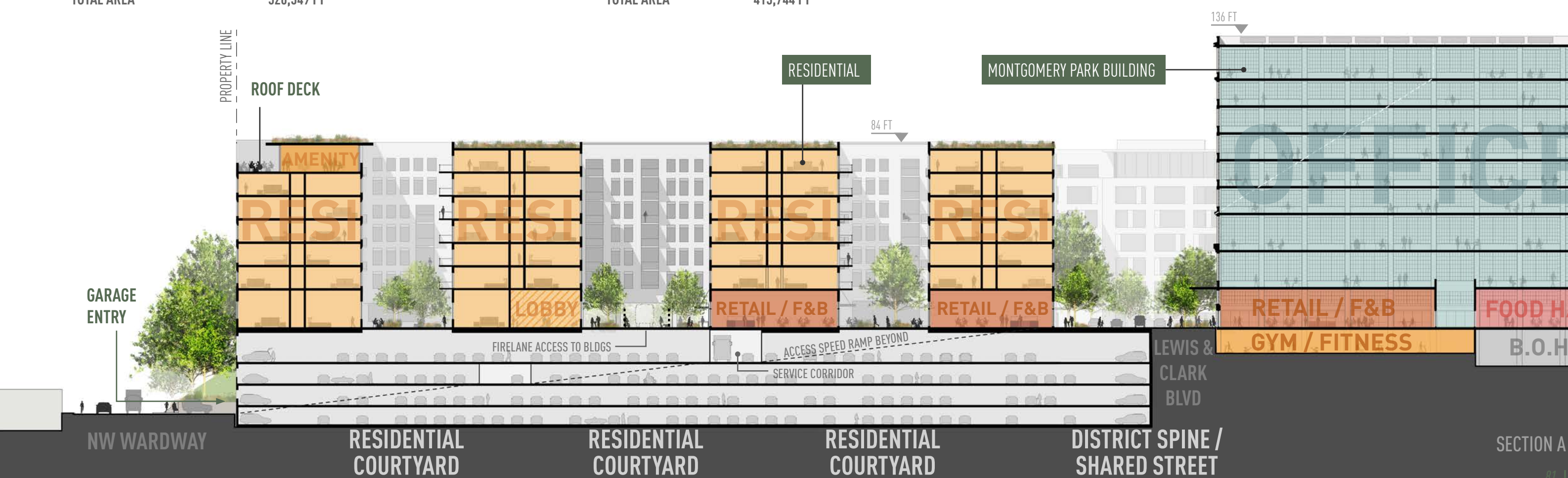
SUB-LEVEL 1 (SUB-LEVEL 1-4 TOTALS BELOW)	
PARKING (SUB-LEVEL 1-4)	504,814 FT² < 1500 SPACES >
TRAILHEAD LODGE (SUB-LEVEL 1)	21,535 FT²
TOTAL AREA	526,349 FT²



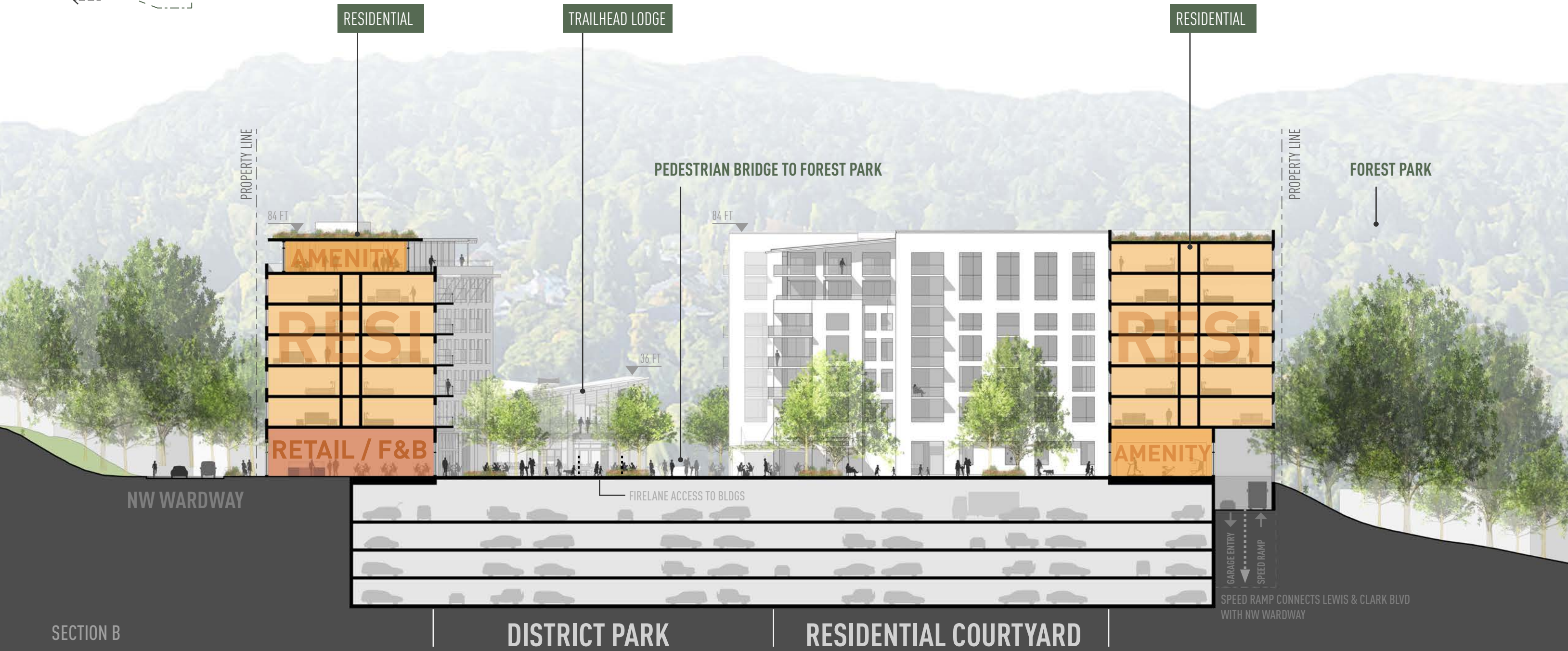
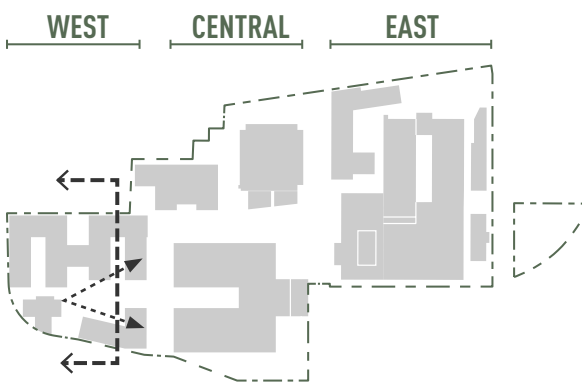
LEVEL 2 (LEVEL 2-7 TOTALS BELOW)	
RESIDENTIAL (LEVELS 2-7)	409,512 FT² < 486 UNITS >
TRAILHEAD LODGE (LEVEL 2)	4,232 FT²
TOTAL AREA	413,744 FT²



ROOF LEVEL	
ROOF DECK	4,966 FT²
TOTAL AREA	4,966 FT²



TRAILHEAD LODGE AND DISTRICT PARK

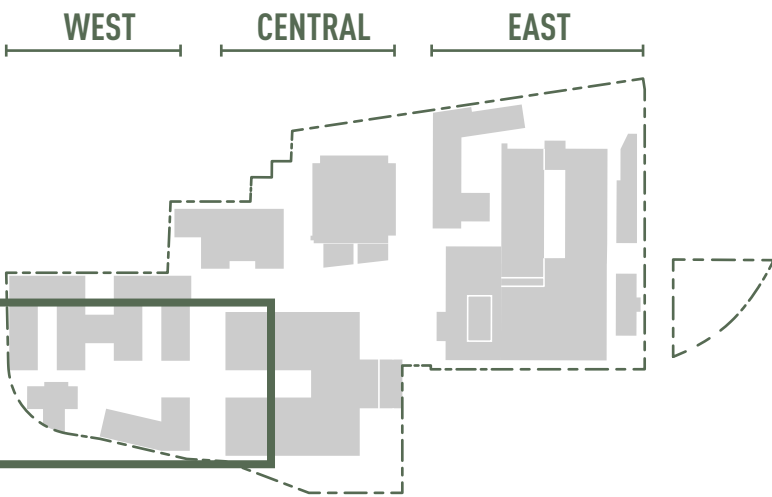


SECTION B



DISTRICT PARK SEQUENCE

Conceptually, the Open Space Framework is a transition from city to park with the Montgomery Park Building at its center. West of the building, the Park Sequence will extend from the renovated Atrium toward Forest Park. In the Portland tradition of open space sequences each space, Atrium, shared street, District Park and Trailhead Lodge will express the transition from city to park through changes in materiality and character. Together the sequence will provide flexible space for a variety of programs and events as well as the everyday experience of residents and employees.



THE TRAILHEAD LODGE

Trailhead Lodge is the future soul of the district as a physical symbol and connection to the outdoor lifestyle and Forest Park. The design is inspired by the history of the site and the local craftsmanship of the Forestry Building from the 1905 Lewis & Clark Centennial Exposition as well as other local icons such as the Timberline Lodge and Japanese Gardens. Located on the far west side of the property it is immediately flanked by the new district park and a visual connection to Forest Park with a possible pedestrian bridge across NW Wardway to help promote access to the Lower MacCleay / Forest Park trailhead. Located in the sub-level is the spa/wellness center, locker rooms, and fitness center that could be open to members or public. The ground level consists mainly of the Great Room and porch anchored by a fireplace that could be used as a lounge, restaurant, or community gathering place with views towards Forest Park. A coffee shop, catering kitchen, and retail or park office space help activate the east façade along the district park. The mezzanine level consists of seating, inside/outside bar, screened in porch, and outdoor deck all with stunning views to Forest Park.



SITE HISTORY - FORESTRY BUILDING IN 1905 LEWIS & CLARK EXPOSITION



SITE HISTORY - OREGON'S FORESTRY BUILDING - INTERIOR



APPLE STORE - LARGE ROOF OVERHANG WITH MINIMAL ROOF FASCIA



THERME VALS - ELEMENTAL SPA SPACE



TIMBERLINE LODGE - MOUNT HOOD - LOUNGE SPACE ORGANIZED AROUND SCULPTURAL STONE FIREPLACE



JACK DANIELS DISTILLERY: PARTITIONED INTERIOR SPACE WITH OPEN FEEL



WEST FACADE AND PORCH FACING FOREST PARK

TRAILHEAD LODGE - PROGRAM BREAKDOWN

TRAILHEAD LODGE TOTAL AREA

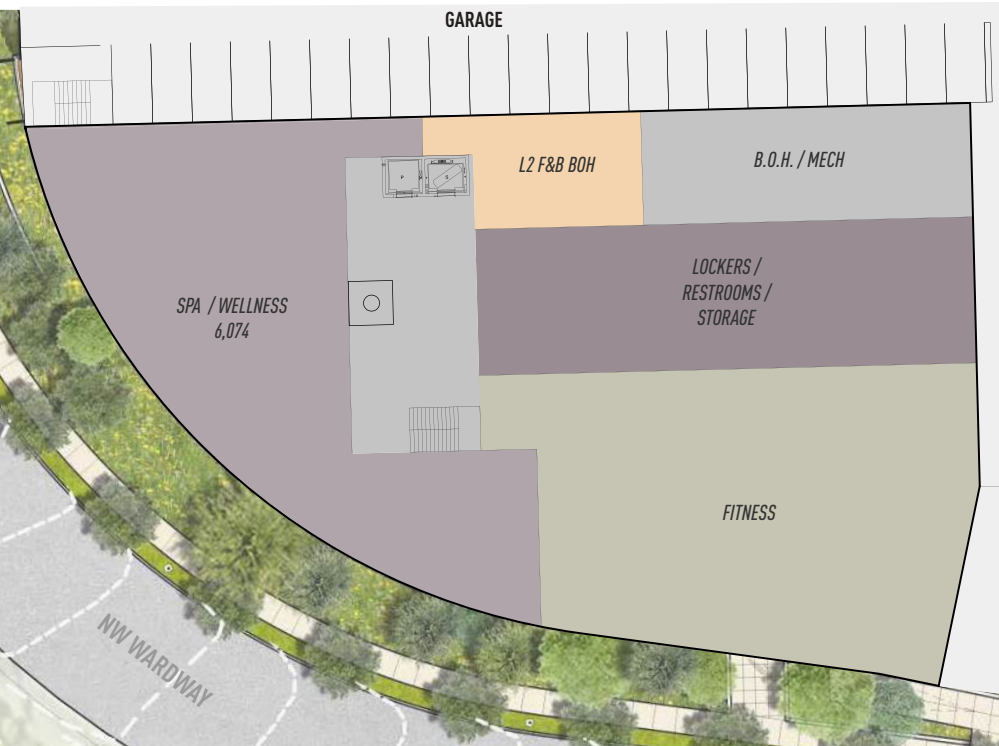
INDOOR GSF	32,810 FT ²
OUTDOOR GSF	4,091 FT ²
TOTAL RSF	30,940 FT ²
TOTAL GSF	36,901 FT ²

SUB-LEVEL 1 PROGRAM

SPA / WELLNESS	6,074 FT ²
LOCKERS / RESTROOMS / STORAGE	3,742 FT ²
FITNESS	6,765 FT ²
L2 F&B B.O.H.TOTAL GSF	1,086 FT ²
B.O.H. / MECH / CIRC	3,868 FT ²

SUB-LEVEL 1 AREA

INDOOR GSF	21,535 FT ²
OUTDOOR GSF	---
TOTAL RSF	17,667 FT ²
TOTAL GSF	21,535 FT ²



SUB-LEVEL 1 / SPA & WELLNESS

LEVEL 1 PROGRAM

LODGE GREAT ROOM	3,172 FT ² < 211 OCCUPANTS >
LODGE GREAT ROOM PATIO	1,538 FT ² < 102 OCCUPANTS >
RETAIL / PARK SPACE	650 FT ²
COFFEE SHOP	832 FT ²
COFFEE SHOP OUTDOOR SEATING	537 FT ²
CATERING KITCHEN	1,038 FT ²
RR / MECH / CIRC	1,459 FT ²

LEVEL 1 AREA

INDOOR GSF	7,043 FT ²
OUTDOOR GSF	2,183 FT ²
TOTAL RSF	7,767 FT ²
TOTAL GSF	9,226 FT ²



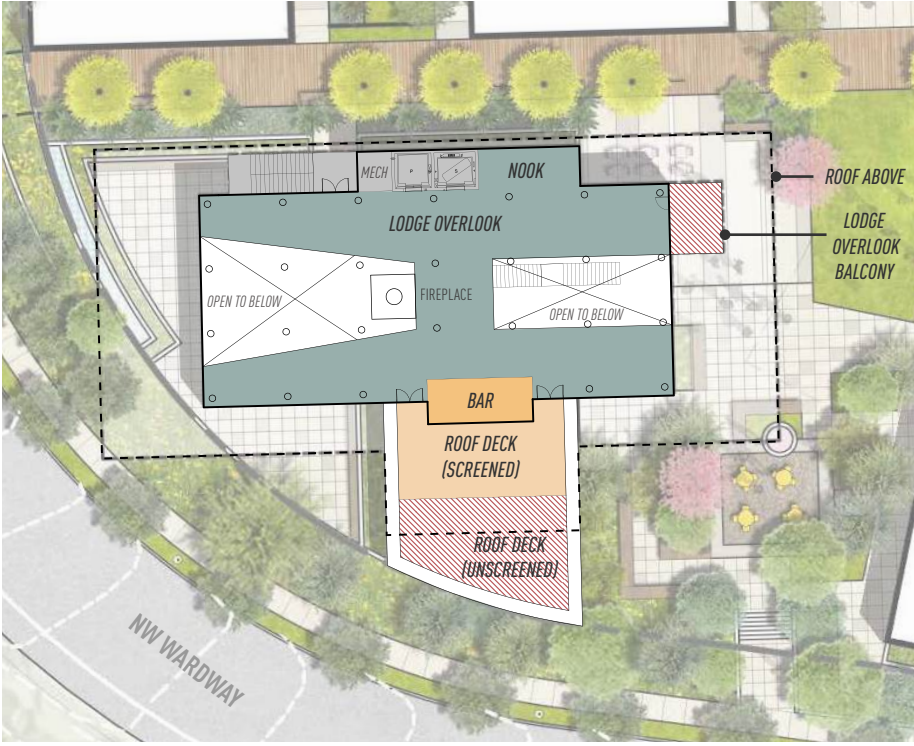
LEVEL 1 / GREAT ROOM - COFFEE SHOP - RETAIL / PARK SPACE

LEVEL 2 PROGRAM

LODGE OVERLOOK	3,468 FT ² < 231 OCCUPANTS >
LODGE OVERLOOK BALCONY	310 FT ² < 20 OCCUPANTS >
BAR	238 FT ²
ROOF DECK (SCREENED)	711 FT ² < 47 OCCUPANTS >
ROOF DECK (UNSCREENED)	779 FT ² < 51 OCCUPANTS >
MECH / CIRC	634 FT ²

LEVEL 2 AREA

INDOOR GSF	4,232 FT ²
OUTDOOR GSF	1,908 FT ²
TOTAL RSF	5,506 FT ²
TOTAL GSF	6,140 FT ²



LEVEL 2 / LODGE OVERLOOK - BAR - ROOF DECK



BIRD'S EYE VIEW TOWARDS NORTHEAST

TRAILHEAD LODGE - DISTRICT PARK ACTIVATION



EAST FACADE FACING DISTRICT PARK

WEST CENTRAL EAST

RAINWATER CISTERN TO INCREASE RESILIENCY AND PROVIDE MURAL & SIGNAGE OPPORTUNITIES

LUSH VEGETATION INTEGRATES BUILDING WITH LANDSCAPE

CONTEMPORARY GLASS FACADE

EXTERIOR BALCONIES TO CONNECT LODGE MEZZANINE WITH PARK ACTIVITY

ICONIC ROOF FORM & LARGE OVERHANGS COVER EXTERIOR PATIOS & INTEGRATE DISTRICT PARK

COFFEE SHOP AND PATIO SEATING TO ACTIVATE WEST DISTRICT PARK EDGE

LARGE TILT-UP DOORS TO CONNECT INTERIOR & EXTERIOR



DISTRICT PARK VIEW FROM TRAILHEAD LODGE

STREETSCAPE

MOBILITY

PARKING

SERVICE



STREET FRAMEWORK

Montgomery Park is a former industrial site consisting of historic warehouses and factory buildings with irregular blocks much larger than those of Portland's well known 200 x 200 foot grid. A drop in elevation and NW Nicolai Street, an industrial corridor, create a northern border to the site's two super blocks. On axis with the Montgomery Park Building's east entry, NW Wilson Street is the planned terminus of a future Portland Streetcar line. Named in honor of the 1905 Centennial Exposition, Lewis & Clark Boulevard, is a proposed shared street that will divide the western block and provide circulation for pedestrians, cyclists, cars and service vehicles. Where existing large buildings prevent additional street alignments, interior and exterior pedestrian alleys are proposed. Together these elements establish a human-scale street framework specifically suited its site and future programs.

EXISTING



NW NICOLAI ST

CIVIC CORRIDOR
60' R.O.W. - PUBLIC
TRUCK TRAFFIC
INDUSTRIAL



NW VAUGHN ST & WARDWAY

CIVIC CORRIDOR
60' R.O.W. - PUBLIC
FAST TRAFFIC
BIKE LANES



NW 26TH AVE

LOCAL STREET
60' R.O.W. - PUBLIC
LOW TRAFFIC
LIMITED ACTIVATION

PROPOSED



LEWIS & CLARK BLVD

SHARED STREET
60' R.O.W. - PRIVATE
CURBLESS
RETAIL & OUTDOOR SEATING



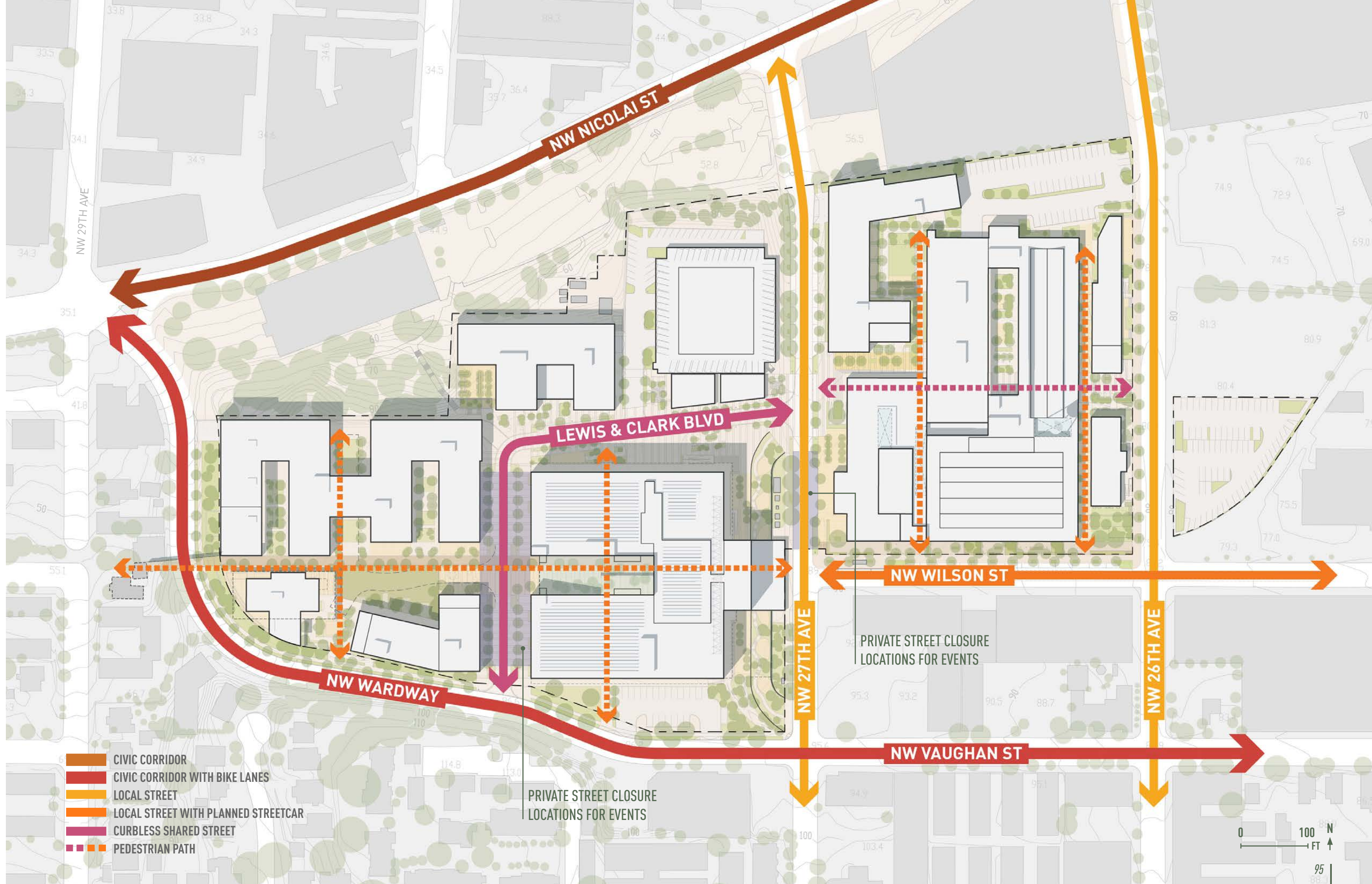
NW WILSON ST

LOCAL STREET
60' R.O.W. - PUBLIC
STREETCAR PLANNED
POTENTIAL MAIN STREET



NW 27TH AVE

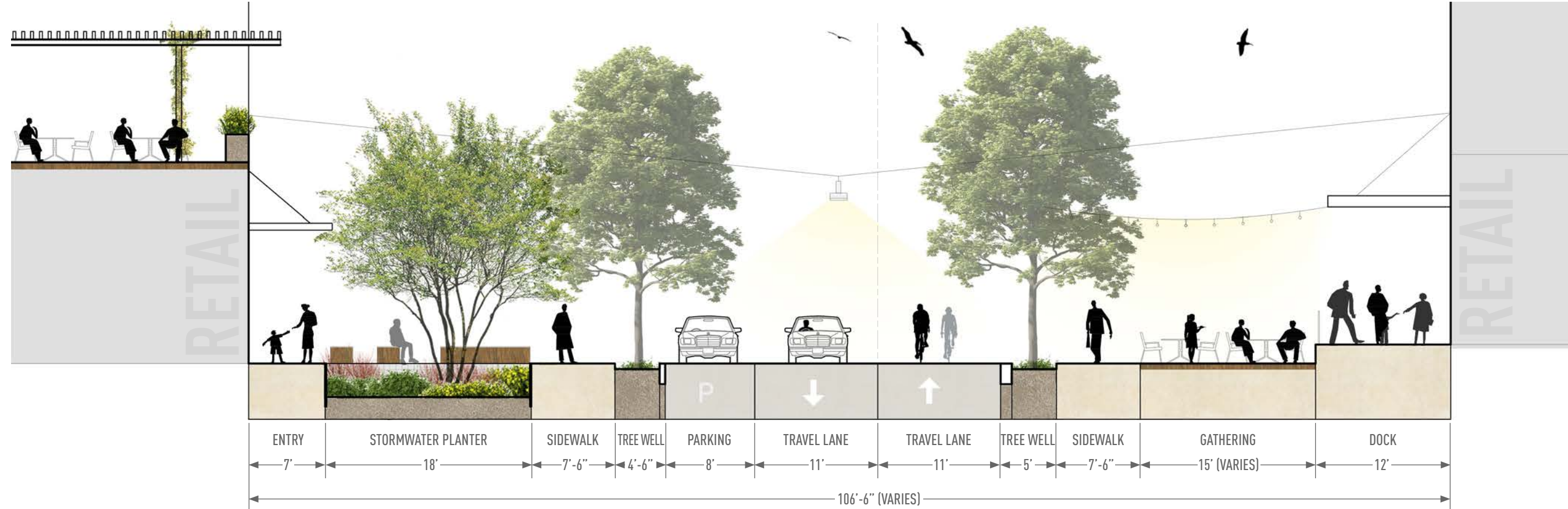
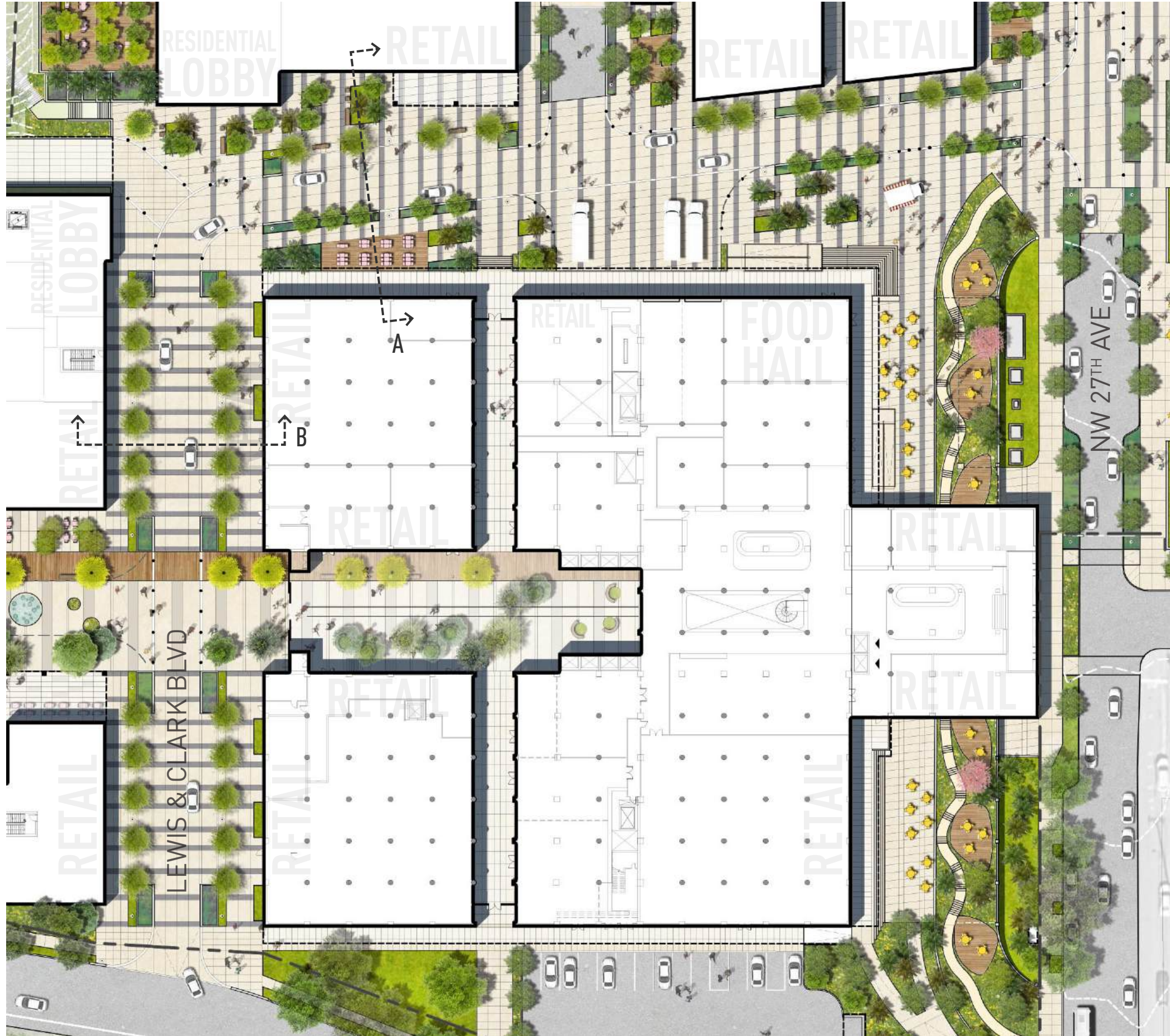
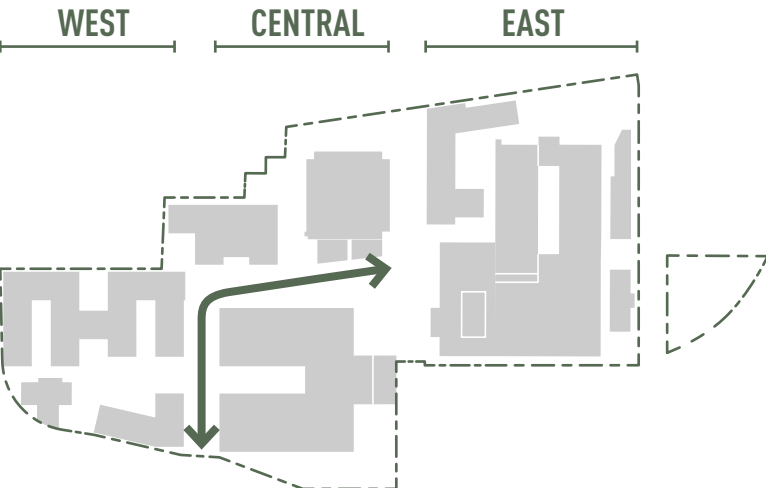
LOCAL STREET
60' R.O.W. - PRIVATE N. OF WILSON
BUS ROUTE
GARDENS & OUTDOOR SEATING



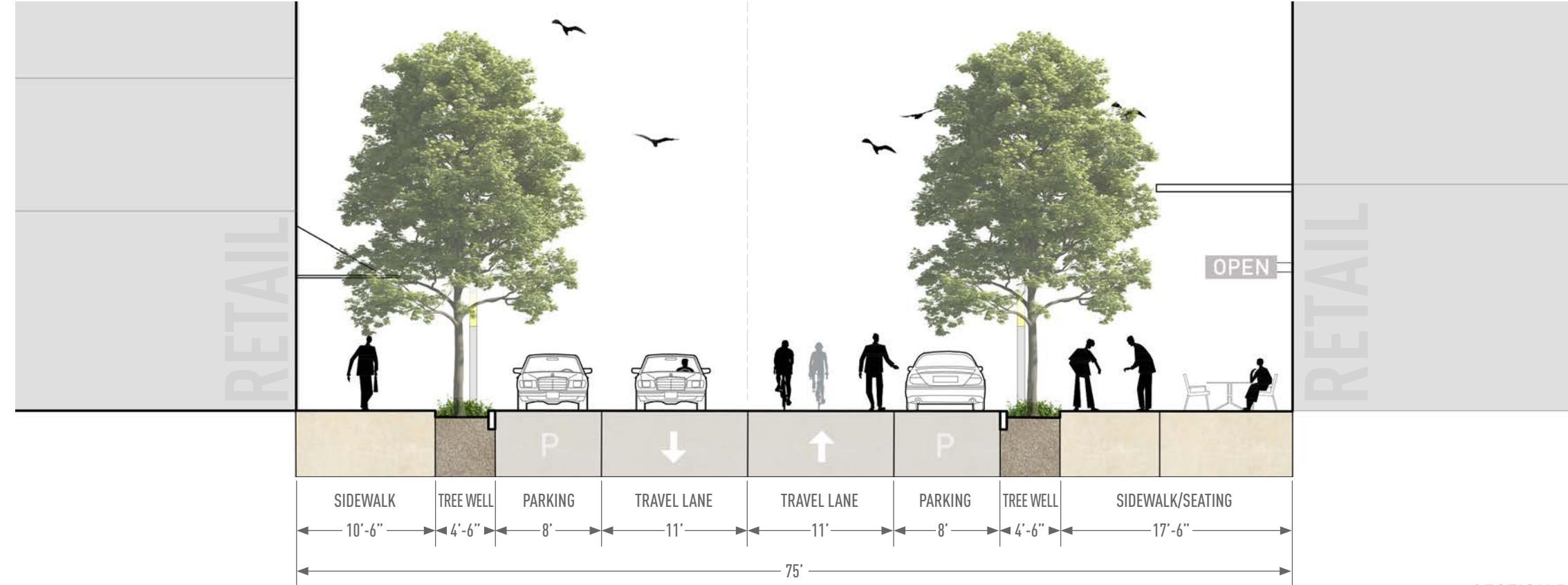
STREET DESIGN

LEWIS & CLARK BLVD

As a shared street with curbless continuous paving, NW Lewis & Clark Blvd is both a street and an important open space for the district. During events portions of the street will be closed to vehicles to create a pedestrian and bicycle only environment. The historic Montgomery Park Building Loading Dock and Atrium abut the street and impart an industrial character. Retail and residential entries and outdoor seating activate the sidewalks and adjacent courts.



SECTION A

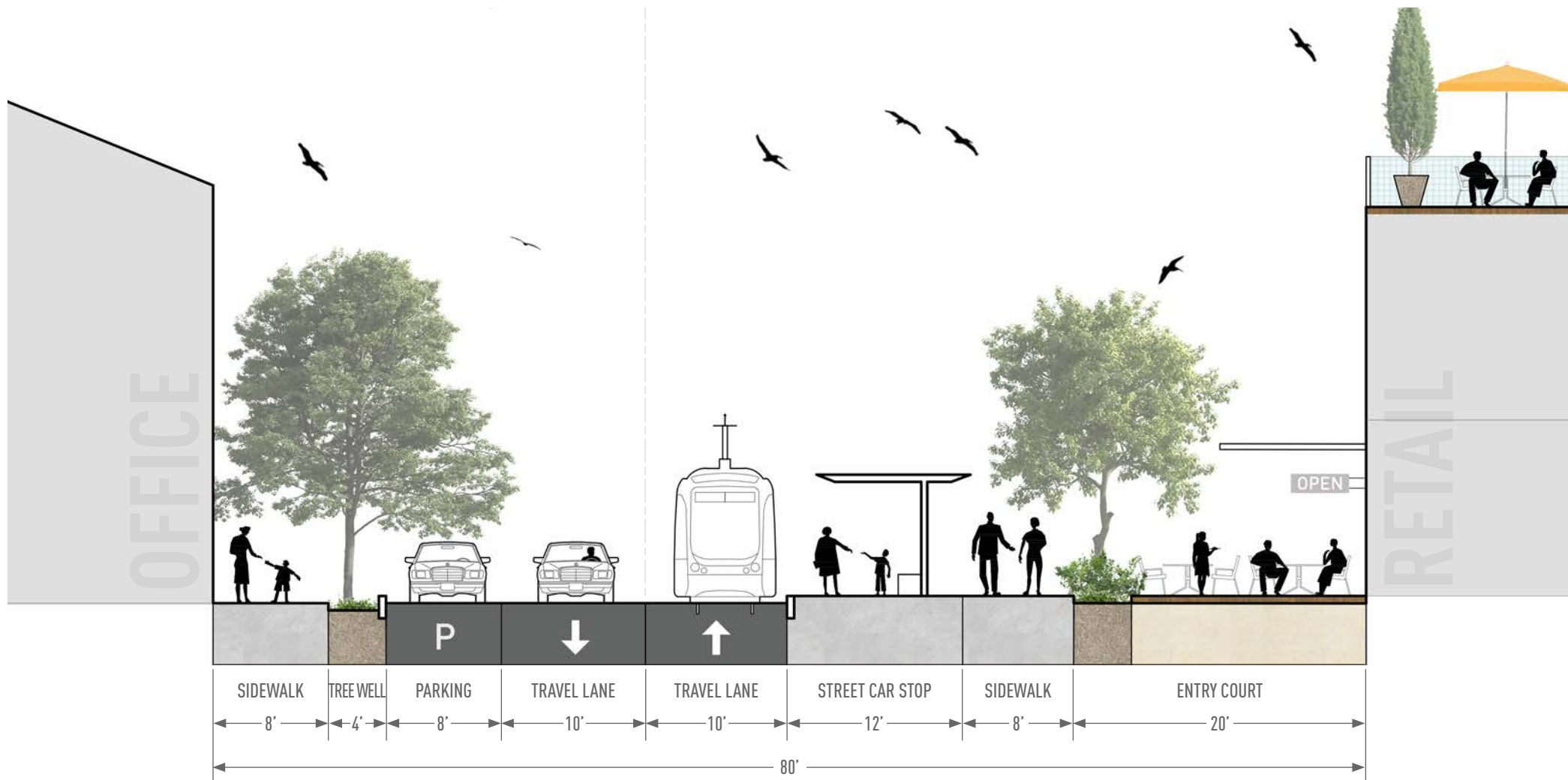


SECTION B

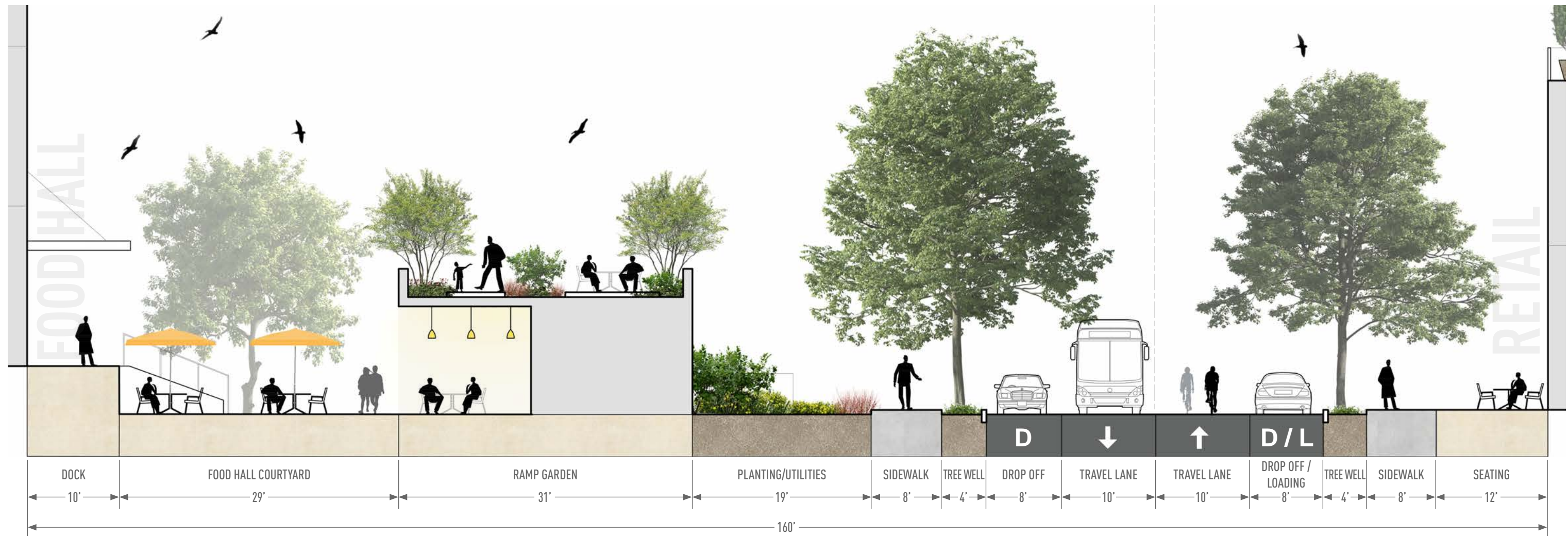
STREET DESIGN

NW WILSON ST

On axis with the iconic Montgomery Park Building, NW Wilson St is envisioned as a future main street in the district. A planned Portland Streetcar line and American Can Complex renovations, including active uses and gardens in the 20' setback fronting the buildings, ensure that Wilson will be an arrival point for many visitors, residents and employees.



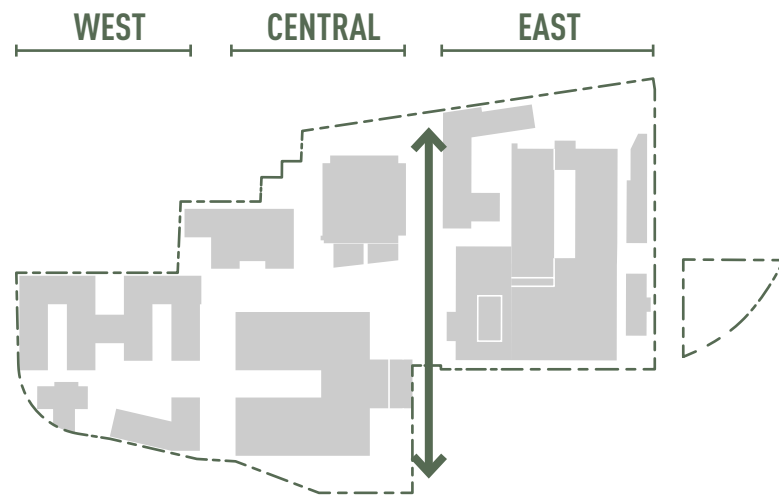
SECTION A



SECTION A

NW 27TH AVE

NW 27th Ave is a local street with unique setback conditions on either side. Outdoor seating, public gardens and a raised crossing at NW Lewis & Clark Blvd will help to activate the street and unify the district.



EXISTING EMPLOYEE COMMUTING

Where people are traveling from informs opportunities for multimodal access. As a starting point, data on employee commuting patterns sheds light on where workers are coming from.

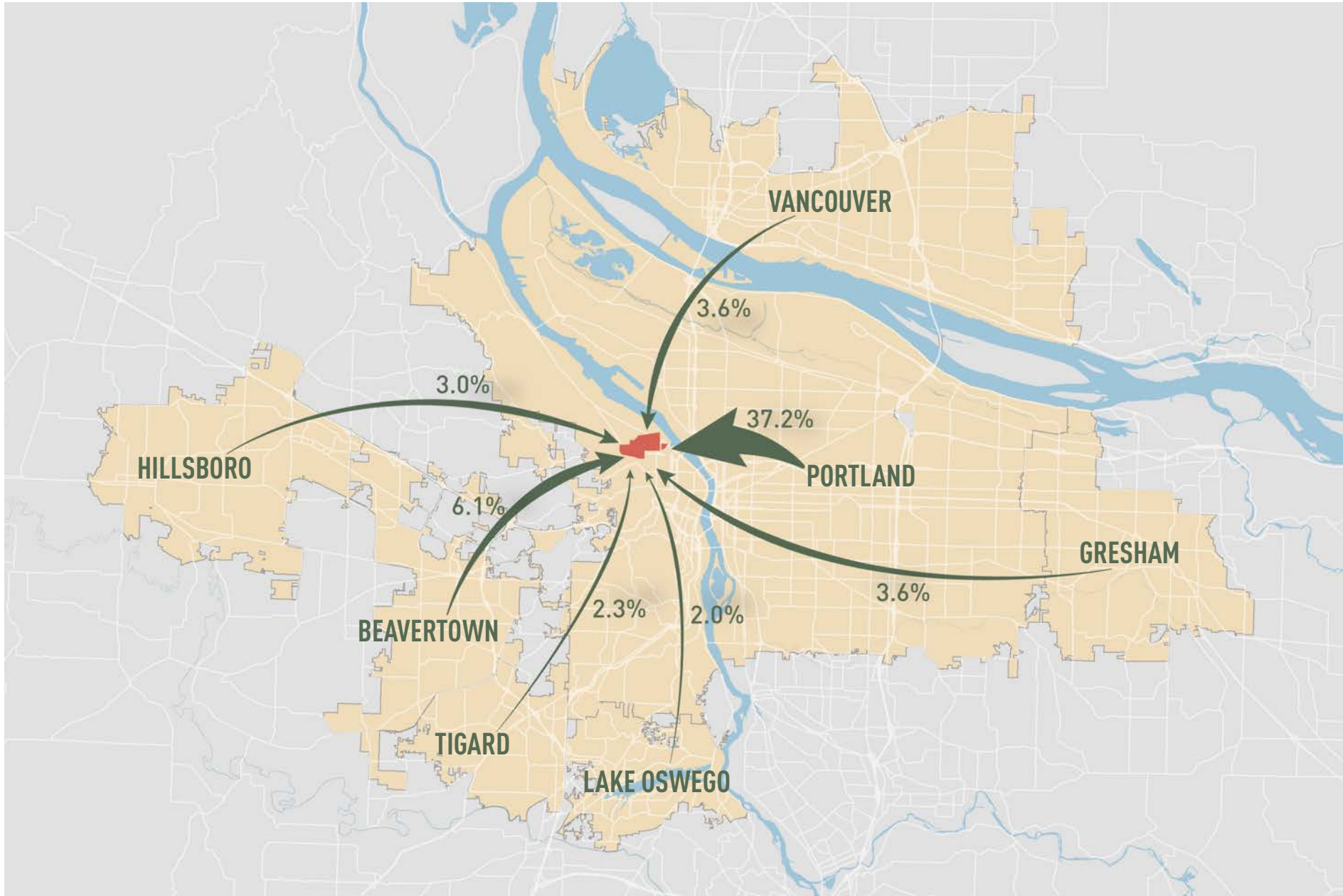
Today, the vast majority of employees drive to work. But a priority for the region is reducing driving trips and creating infrastructure, policies, and programs that get more people on bicycles, buses, or trains.

Studying employee home locations reveals that a significant percentage live within biking distance of Montgomery Park. What amenities at the site could encourage some of those employees to hop on a bicycle? More than one-third of all employees live in the city of Portland. How can targeted outreach or incentives encourage those workers, or people to take the bus?

TOP HOME LOCATIONS

- 37.2% PORTLAND, OR
- 6.1% BEAVERTOWN, OR
- 3.6% GRESHAM, OR
- 3.6% VANCOUVER, WA
- 3.0% HILLSBORO, OR
- 2.3% TIGARD, OR
- 2.0% LAKE OSWEGO, OR
- 1.6% ALOHA CDP, OR
- 1.3% MILWAUKIE, OR
- 1.2% TUALATIN, OR
- 38.1% ALL OTHER LOCATIONS

SOURCE: LEHD 2017



EXISTING MULTIMODAL ACCESS OPTIONS

WALKING



In general, sidewalks are present on both sides of the street. The sidewalk becomes very skinny west of the Montgomery Park entrance on NW Wardway. An existing staircase at the end of NW 28th Place and a planned bicycle diverter project along NW 29th Avenue open up opportunities for a connection into Forest Park.



WARDWAY NARROW SIDEWALK



EXISTING STAIRCASE



TRANSIT STOP ON NW 27TH AVE

- LEGEND
- BUS ROUTE 15
 - BUS ROUTE 77
 - BIKE LANE
 - SIDEWALK NARROWS
 - DIFFICULT BIKE
 - MARKED CROSSWALK
 - TRAFFIC SIGNAL
 - STOP SIGN
 - BUS STOP

BIKING



Bicyclists have a continuous connection from NW 27th Avenue and NW Vaughn Street east to other neighborhoods and downtown. The westbound bike lane stops at NW 27th Avenue, requiring bicyclists to use the vehicle lane on the steep hill down to NW Nicolai Street, which connects to the St. Helens bike route. Eastbound bicyclists have a continuous connection up the hill.

TRANSIT

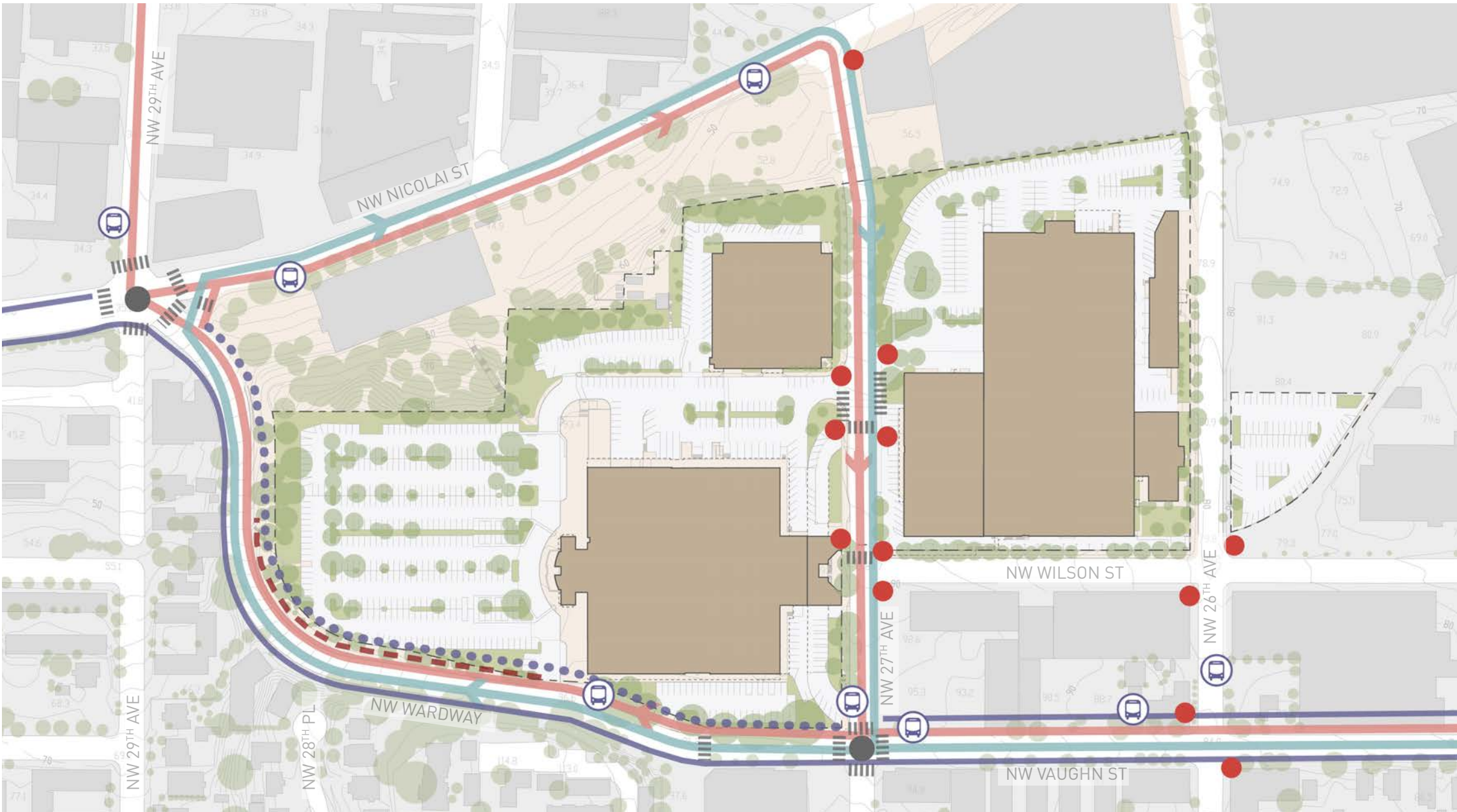


Transit users can take Line 77 (Troutdale to Montgomery Park) or Line 15 (Gateway Transit Center to Nob Hill) to the site. Line 15 runs every 15 minutes and is part of TriMet's frequent service network. Every day, 376 people get on or off a bus at the Montgomery Park stop at the northwest corner of NW Vaughn Street and NW 27th Avenue.

DRIVING



Today, cars access the site primarily via NW Vaughn Street, turning onto NW 27th Avenue to access parking facilities. The site is easily accessible from I-405. Traffic counts from 2016 show 241 westbound vehicles turning right onto NW 27th Avenue during morning rush hour, compared to 366 vehicles going straight.



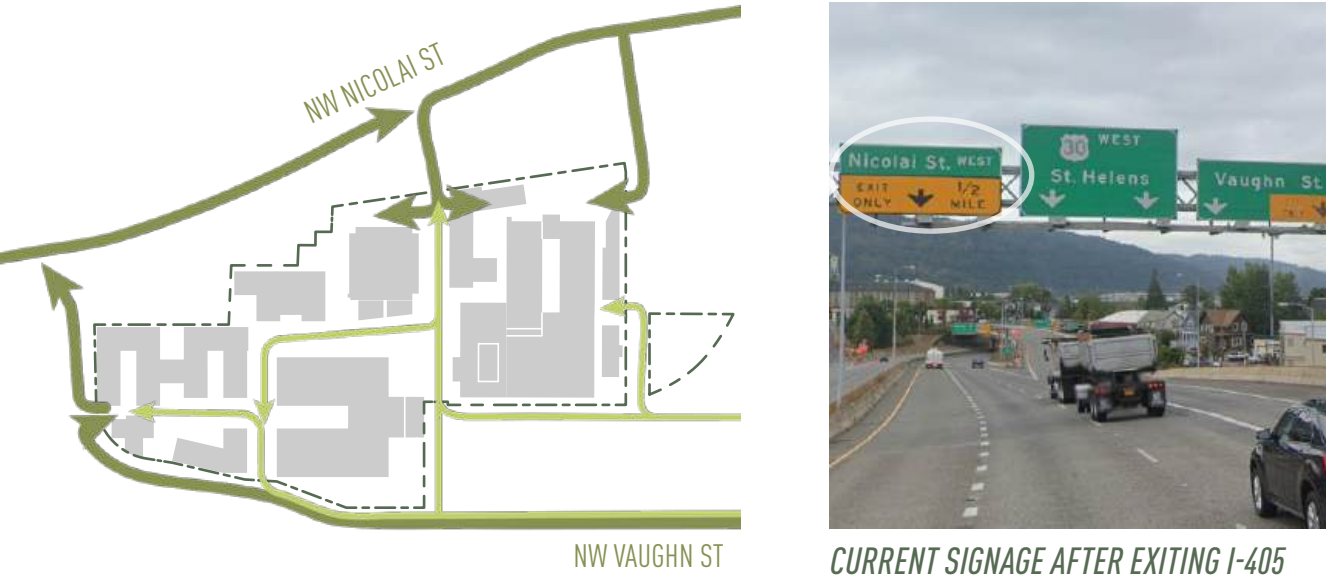
MOBILITY OPPORTUNITIES

The transformation of Montgomery Park will generate a large number of new trips. Getting people to the site by walking, bicycling, transit, carpool, or ride share is a high priority and achieves multiple benefits. Less driving means less impacts to the surrounding neighborhoods from traffic and people looking for parking. Walking and bicycling are zero carbon ways of getting around and dovetail with the goals of creating a linkage to Forest Park and promoting a space for green, healthy, and active living. More trips that do not require a vehicle parking space means reducing the amount of costly parking spaces that must be constructed and maintained. There are also opportunities to improve circulation to and through the site, as well as exciting new projects such as a potential extension of streetcar that can both serve as a centerpiece to the look and feel of the development but also bring more people by transit. The six opportunities shown here support the goal of multimodal access. Some require support from external partners while others can be integrated into the next phase of the master plan.



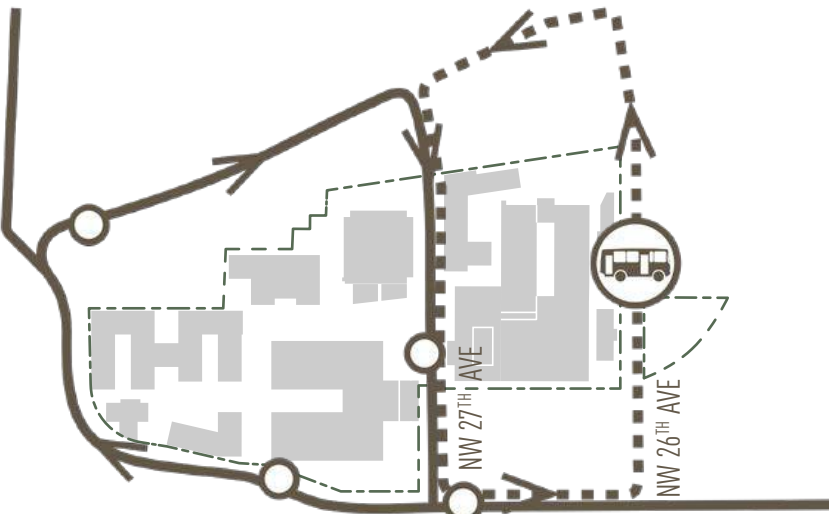
1 PROMOTE MULTIPLE ACCESS POINTS

Promote access via NW Nicolai Street to reduce traffic pressure on NW Vaughn Street.



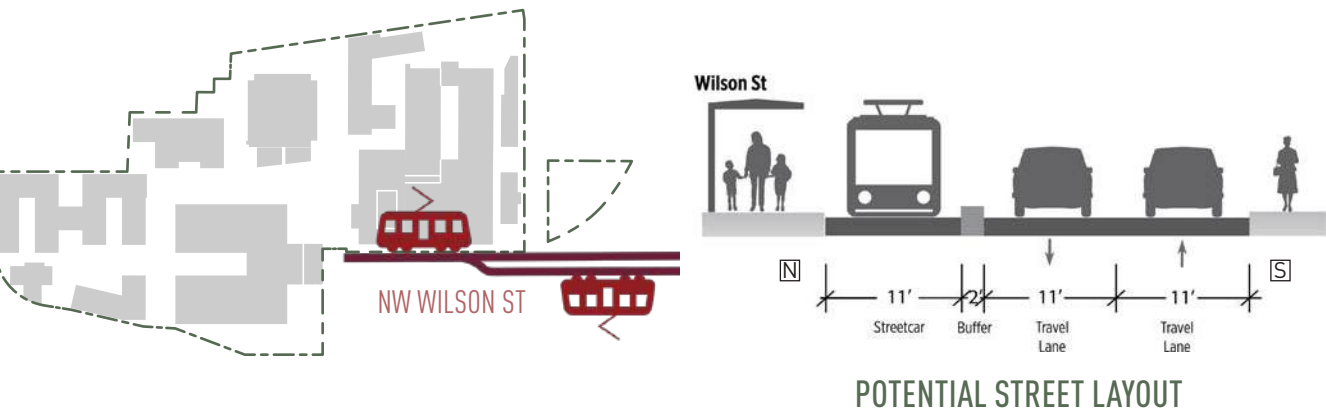
2 MOVE BUS LAYOVER

Today, buses lay over along NW 27th Avenue. As an alternative, buses could lay over on NW 26th Avenue. This reduces traffic pressure on NW 27th Avenue.



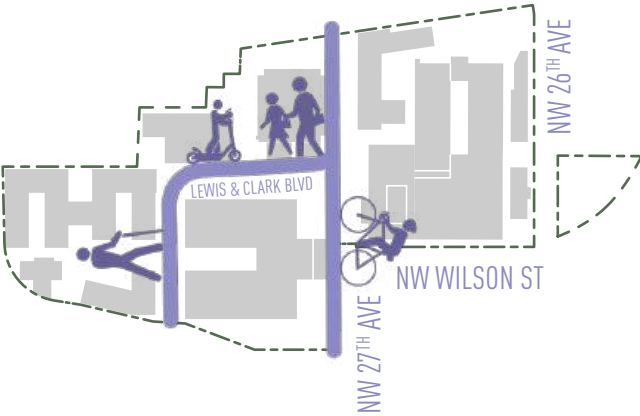
3 INTEGRATE POTENTIAL STREETCAR

The City of Portland is analyzing an extension of Portland Streetcar to Montgomery Park. A station may be located on NW Wilson Street. This is an exciting opportunity to integrate rail transit at the site.



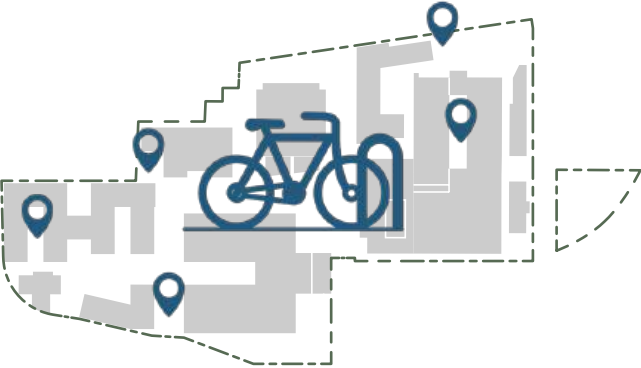
4 CREATE SLOW STREETS

Today, NW Wilson Street, NW 26th Avenue, and NW 27th Avenue all have a low-speed environment that makes walking feel comfortable. Maintain that environment and prioritize it on the new internal roadway connections so people on bikes, walking, or using mobility devices feel safe using the streets.



5 INSTALL AMPLE BIKE PARKING

The Portland Zoning Code requires new development and major redevelopment to provide adequate, secure, and convenient short- and long-term bicycle parking. Dedicated bike rooms, off-street racks, and a variety of bicycle parking facilities should be installed throughout the site. Programs such as bike valet parking make parking easy and quick, and can be especially effective during special events.



6 ENHANCE TRAFFIC OPERATIONS AND WALKABILITY ON VAUGHN/WARDWAY


As redevelopment occurs, there may be opportunities to work with the City of Portland to make changes to NW Vaughn Street and NW Wardway. Pedestrian refuge islands can be added along NW Wardway to facilitate street crossings. Longer left turn pockets at the NW Wardway entrance to Montgomery Park and at NW 27th Avenue improve eastbound through traffic flow. A westbound right turn lane instead of a left turn lane improves westbound traffic flow.



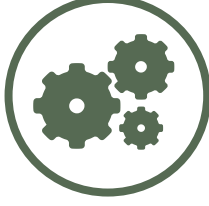
A SHARED PARKING DISTRICT

Montgomery Park will be a complete neighborhood, anchored by its unique history and a diverse mix of new supportive uses. How parking is supplied and managed is crucial to achieving this vision. A shared parking system will support a walkable and transit-oriented district.


Ready for a hike in Forest Park? Want to bike to Sauvie Island? Parking will be flexible and available on site to meet recreational demand.




USER-FRIENDLY
Ensuring convenient access for all.



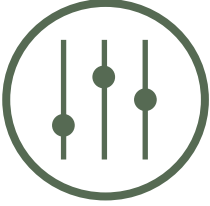
RIGHT-SIZED
Recognizing that too little or too much parking will have negative impacts.



SHARED
Knowing that a parking space can serve employees, residents, and visitors during the day.



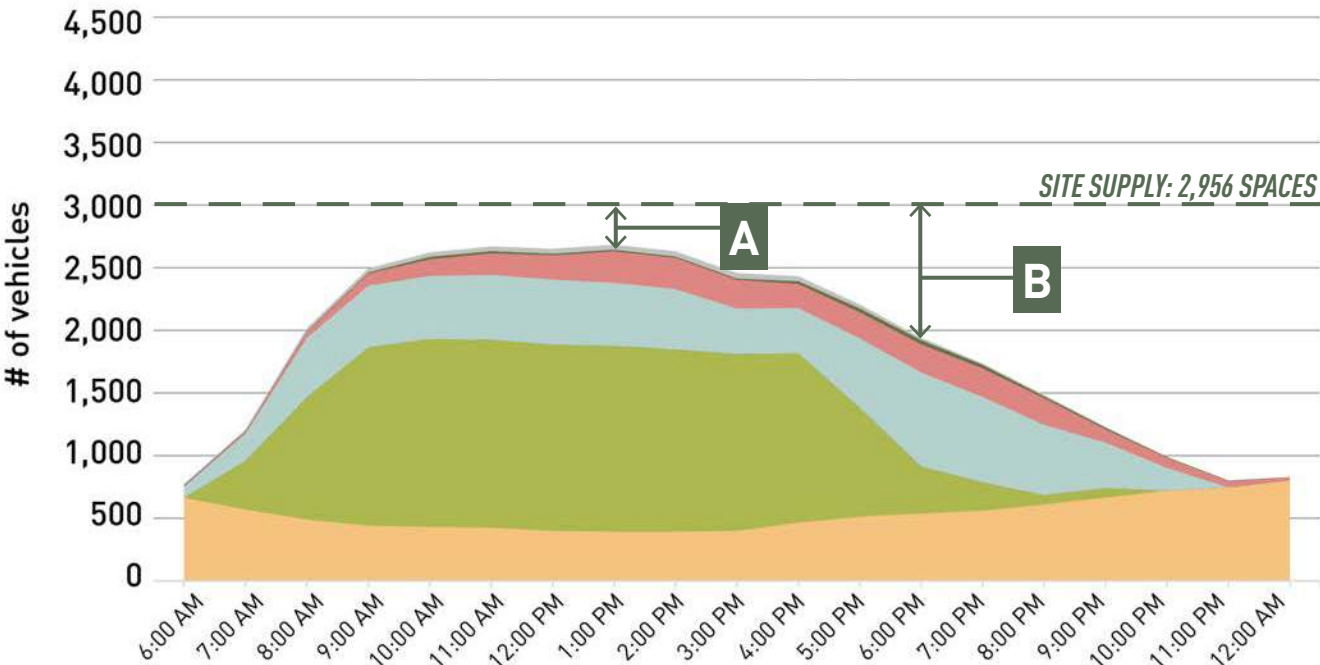
COST-EFFECTIVE
Recognizing the high cost of building parking and maximizing this investment.



FLEXIBLE
Prioritizing proactive management that offers choice for tenants and users.

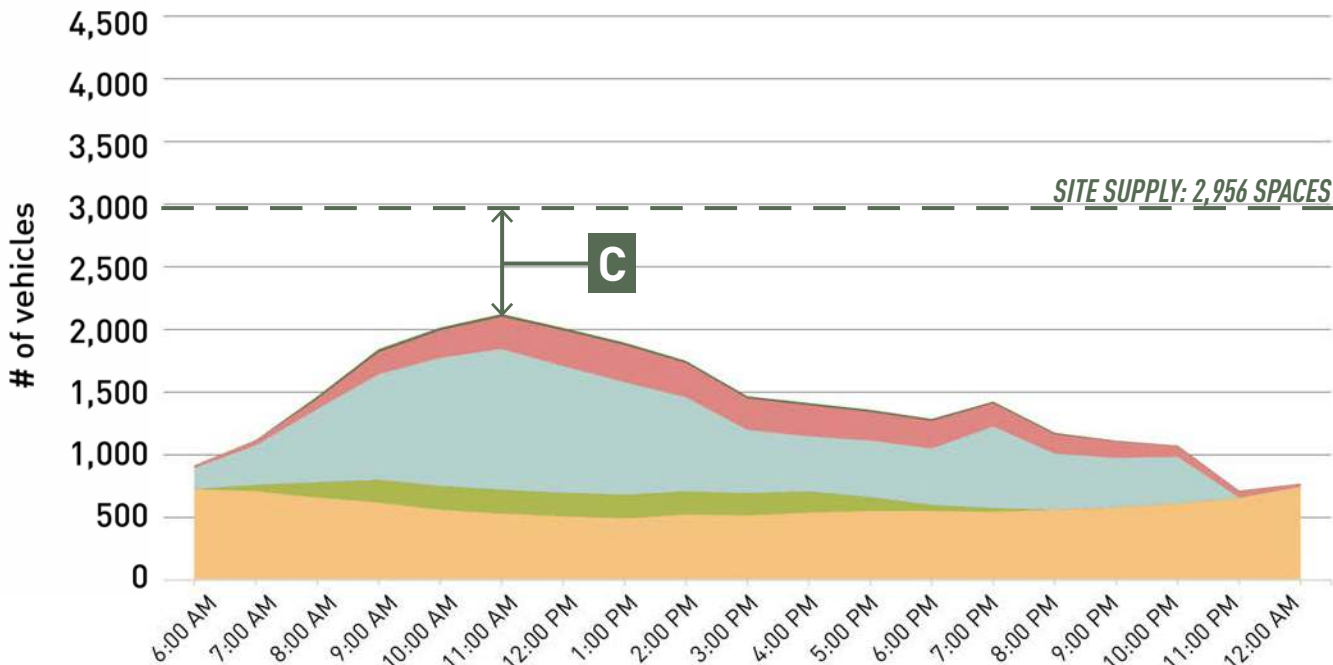
PARKING MUST BE...

PARKING DEMAND BY DAY AND TIME



WEEKDAY

- A** WEEKDAYS AT 1 PM
250 SPACES AVAILABLE FOR RECREATIONAL DEMAND
- B** WEEKDAYS AT 6 PM
950 SPACES AVAILABLE FOR RECREATIONAL DEMAND



WEEKEND

- C** WEEKENDS AT 11 AM
850 SPACES AVAILABLE FOR RECREATIONAL DEMAND

LEGEND

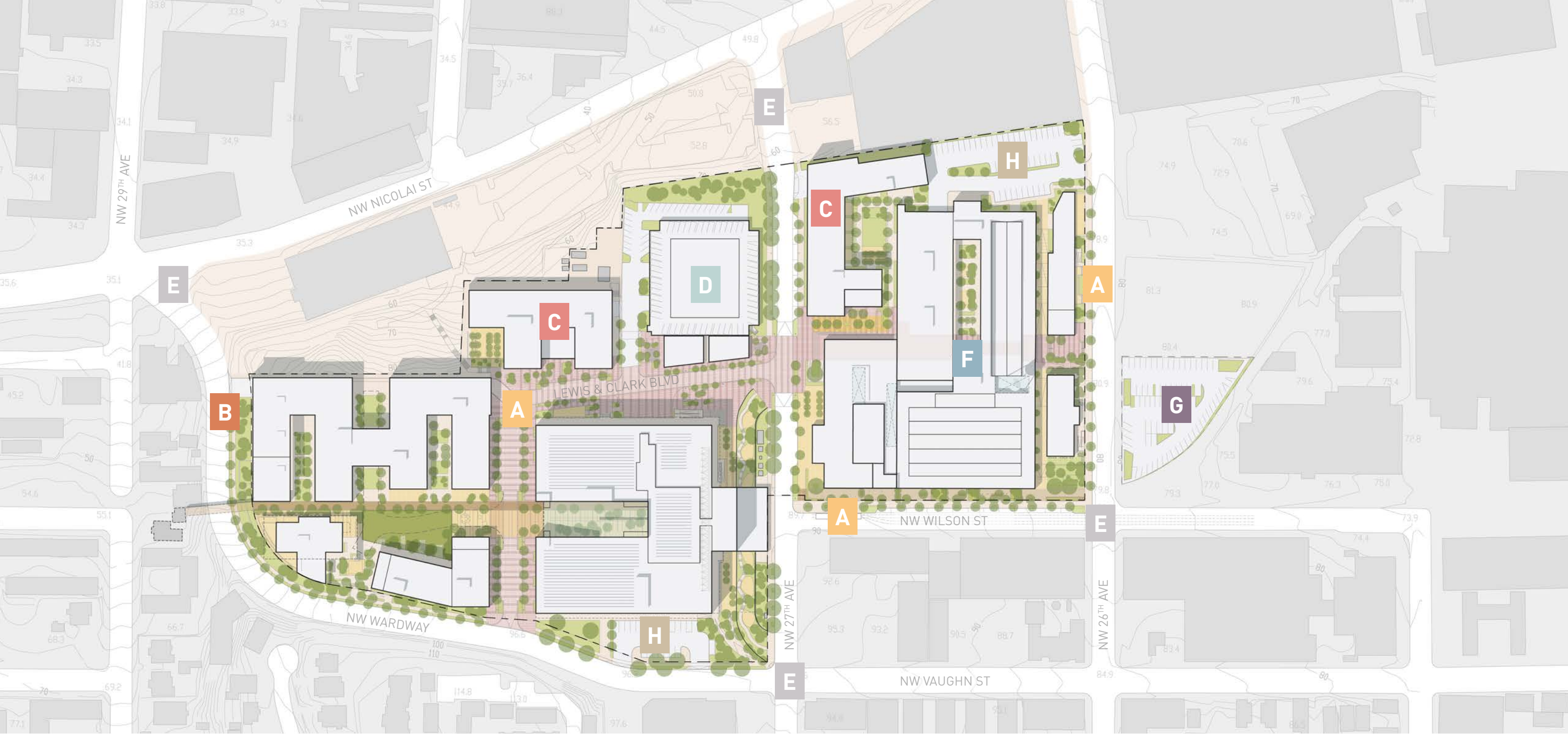
- Office (BOH)

Gym

Retail
- Retail (F&B)

Office

Residential



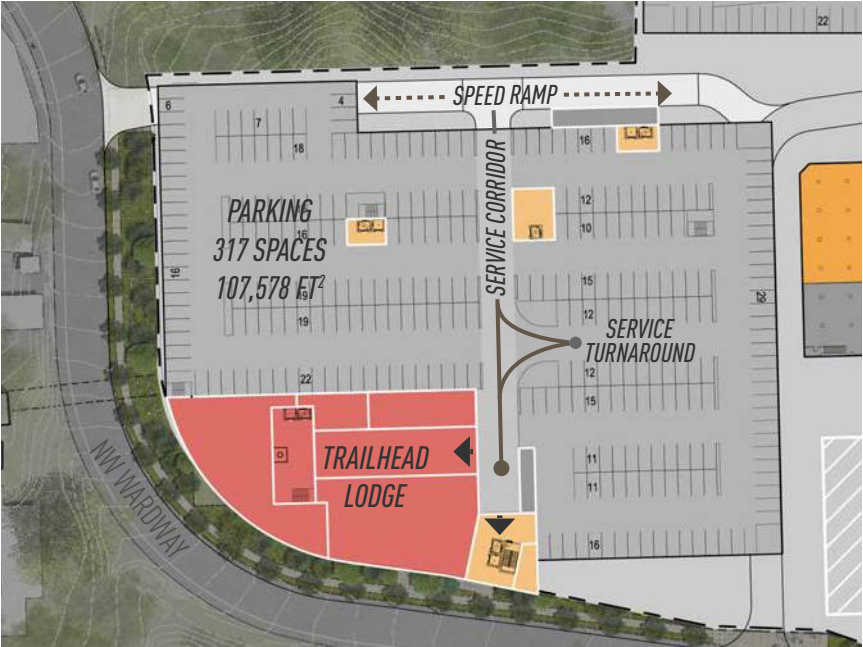
- A** Prioritize on-street parking for short-term visitors, passenger dropoff and pickup, and limited commercial loading. Coordinate management with adjacent public streets.
- B** Ensure consistent residential parking access. Promote strategic sharing with lodge and retail uses.
- C** Ensure consistent residential parking access yet prioritize sharing of spaces with office and retail employees. Utilize permits, pricing, and technology systems to manage demand.
- D** Manage as an unreserved, shared facility for office and retail uses. Utilize permits, pricing, and technology systems to manage demand. Offer priority carpool parking.
- E** Communicate parking options at site entrances. Provide real-time availability and information by facility.
- F** Manage as an unreserved, shared facility for office and retail uses. Explore tiered pricing based on site proximity.
- G** Prioritize for flex/discount parking and supportive services.
- H** Allocate surface lots for short-term visitors and retail users.

PARKING & SERVICE

OVERALL DISTRICT PARKING			
EAST ZONE		WEST ZONE	
PARKING		PARKING	
BELOW GRADE	182,472 FT² < 558 >	BELOW GRADE	504,814 FT² < 1,588 >
AVG. AREA PER SPACE*	327 FT²	AVG. AREA P/SPACE*	318 FT²
SURFACE	124	SURFACE	--
STREET	18	STREET	6
TOTAL*	182,472 FT² < 700 SPACES >	TOTAL*	504,814 FT² < 1,594 SPACES >
CENTRAL ZONE		DISTRICT TOTAL	
PARKING		PARKING	
ABOVE GRADE	126,680 FT² < 433 >	ABOVE GRADE	126,680 FT² < 433 >
BELOW GRADE	46,850 FT² < 171 >	BELOW GRADE	734,136 FT² < 2,317 >
AVG. AREA PER SPACE*	287 FT²	AVG. AREA PER SPACE*	313 FT²
SURFACE	49	SURFACE	173
STREET	9	STREET	33
TOTAL*	173,330 FT² < 662 SPACES >	TOTAL*	860,816 FT² < 2,956 SPACES >
* PARKING LAYOUT DESIGN EXCLUDES STRUCTURAL BUILDING SYSTEMS SO PARKING RATIO % MAY SHOULD SLIGHTLY INCREASE AND TOTAL SPACES SHOULD SLIGHTLY DECREASE			



CENTRAL ZONE + EAST ZONE / SUB-LEVEL 1 (SUB-LEVEL 1-6 TOTALS BELOW)	
PARKING (SUB-LEVEL 1-6)	229,322 FT² < 729 SPACES >
AVG. AREA PER SPACE	314 FT²
TOTAL AREA	229,322 FT²



WEST ZONE / SUB-LEVEL 1	
PARKING	107,578 FT² < 317 SPACES >
AVG. AREA PER SPACE	340 FT²
TOTAL AREA	107,578 FT²



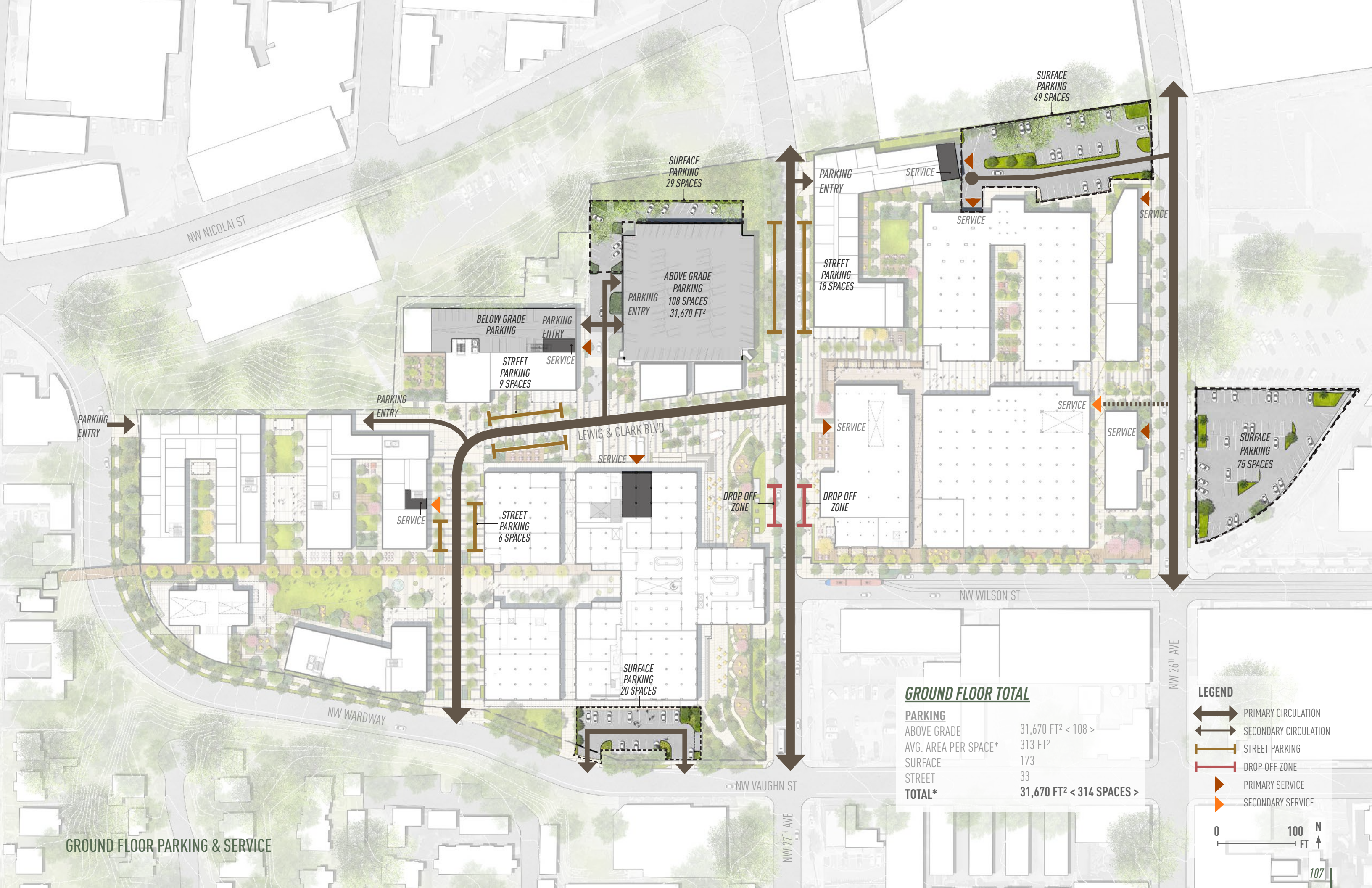
WEST ZONE / SUB-LEVEL 3	
PARKING	132,457 FT² < 422 SPACES >
AVG. AREA PER SPACE	313 FT²
TOTAL AREA	132,457 FT²



WEST ZONE / SUB LEVEL 2	
PARKING	129,322 FT² < 415 SPACES >
AVG. AREA PER SPACE	380 FT²
TOTAL AREA	129,322 FT²



WEST ZONE / SUB-LEVEL 4	
PARKING	135,457 FT² < 434 SPACES >
AVG. AREA PER SPACE	312 FT²
TOTAL AREA	135,457 FT²



GROUND FLOOR TOTAL	
PARKING	
ABOVE GRADE	31,670 FT² < 108 >
AVG. AREA PER SPACE*	313 FT²
SURFACE	173
STREET	33
TOTAL*	31,670 FT² < 314 SPACES >

- LEGEND
- PRIMARY CIRCULATION

SECONDARY CIRCULATION

STREET PARKING

DROP OFF ZONE

PRIMARY SERVICE

SECONDARY SERVICE




TRANSPORTATION DEMAND MANAGEMENT (TDM)

TDM includes policies, programs, or projects that reduce vehicle trips and promote biking, walking, shared rides, and transit.

TDM at Montgomery Park should be comprehensive, yet flexible, recognizing that strategies need to be tailored for residents, employees, and visitors.

BENEFITS OF TDM

 Incentivize multimodal trips and reduce congestion



Right-size parking supply, demand, and costs



Attract and retain tenants



Reinforce the Montgomery Park lifestyle



Be a good neighbor and minimize local impacts

DEVELOPING A PROGRAM

EXPLORE

- Best Practices
- Existing + Future Needs

DEFINE

- Draft Package
- Evaluation
- Secure Partners

OPERATE

- Final Package
- Engage + Communicate
- Implement + Monitor

IMPACTS AT MONTGOMERY PARK

PARKING POLICY + MANAGEMENT

RESIDENTS

NON-RESIDENTS

INCENTIVES + PROGRAMS

SERVICES + INFRASTRUCTURE

EDUCATION + AWARENESS

TEST + MONITOR



10-13%

reduction in parking demand

PARKING POLICY + MANAGEMENT

Policies and tools that right-size parking supply and maximize efficiency.

- **Shared parking**, ensuring reasonable guaranteed access
- **Priced parking**, using price to balance demand and access across the district
- **Unbundled parking**, offering flexibility to tenants on leasing options
- **Carpool parking**, providing preferential pricing and access for shared trips
- **Wayfinding and technology**, prioritizing convenience and user-friendliness

INCENTIVES + PROGRAMS

Mobility services that catalyze new travel behaviors.

- **Passes and subsidies**, making it simple and affordable to not drive
- **Commuter platforms**, creating community through carpool matching and challenges

SERVICES + INFRASTRUCTURE

Investments that strengthen and leverage site design and neighborhood amenities.

- **Streetcar and bus service**, connecting to local and regional destinations
- **Rider amenities**, providing safe bike lanes, secure parking, and showers/lockers
- **Shared mobility systems**, formalizing bike/scooter/car share and ride hail

EDUCATION + AWARENESS

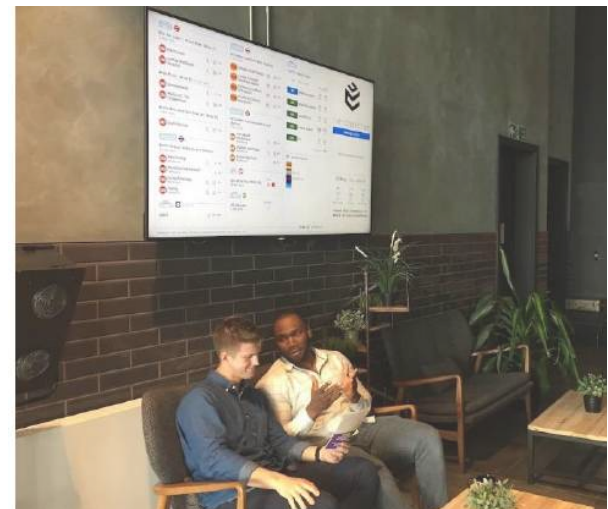
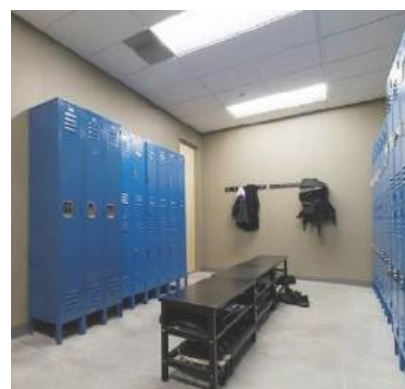
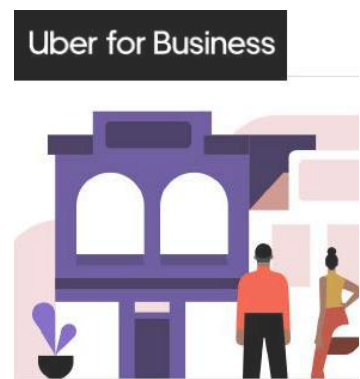
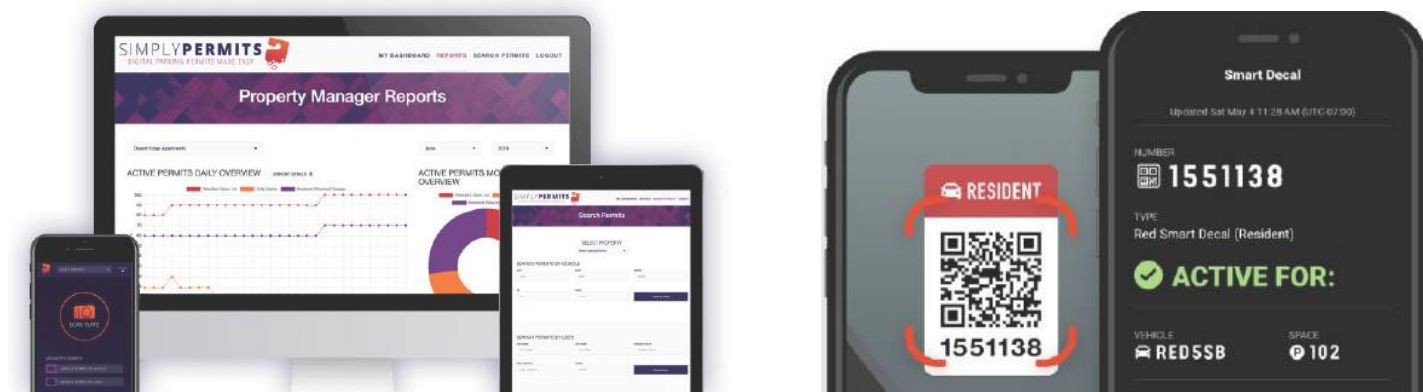
Systems that make it easy to find, understand, and use the right mode of travel.

- **Tenant outreach**, tailoring materials to new residents and employees
- **Transportation coordinator**, supporting tenants through on-site engagement
- **Website, social media, and technology**, connecting travelers to information

TEST + MONITOR

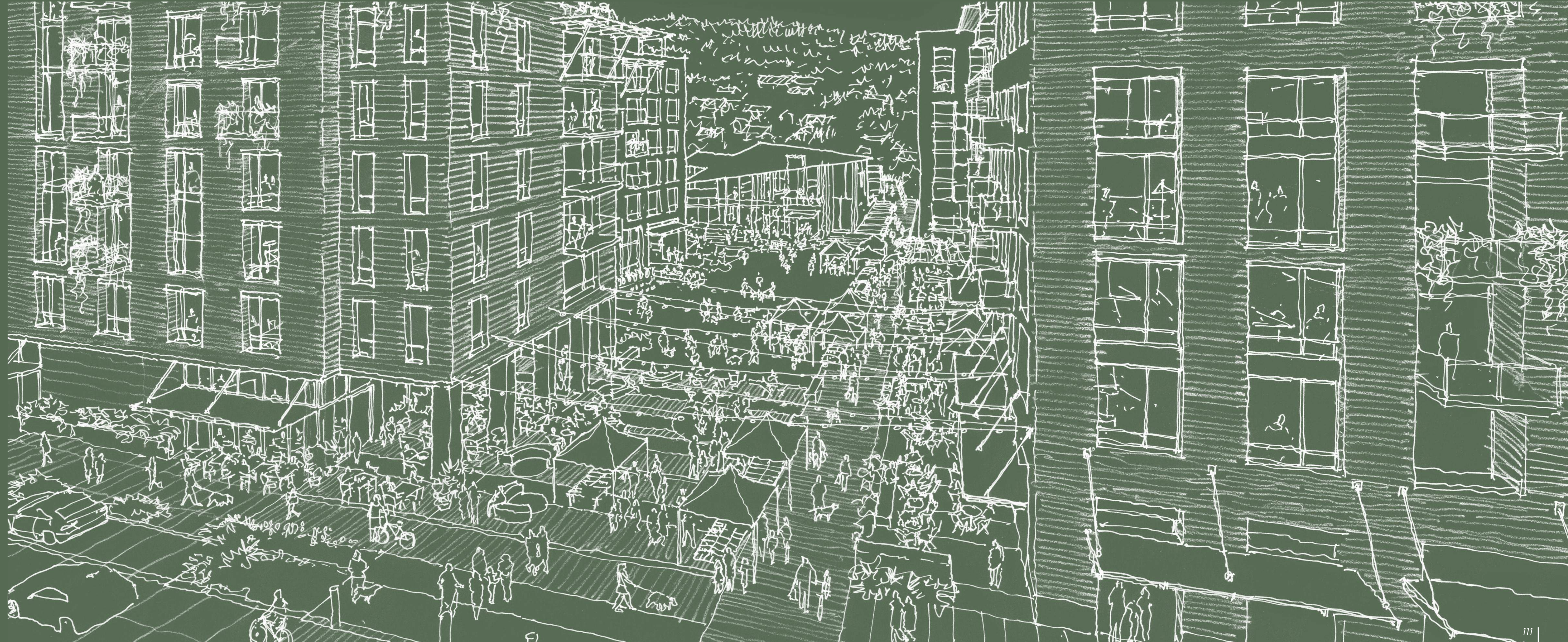
Ongoing efforts to update policies, programs, and tools to meet tenant needs.

- **Pilot programs**, testing ideas with small-scale interventions
- **Travel surveys**, collecting periodic data on travel behavior and preferences



RESILIENCY

INFRASTRUCTURE

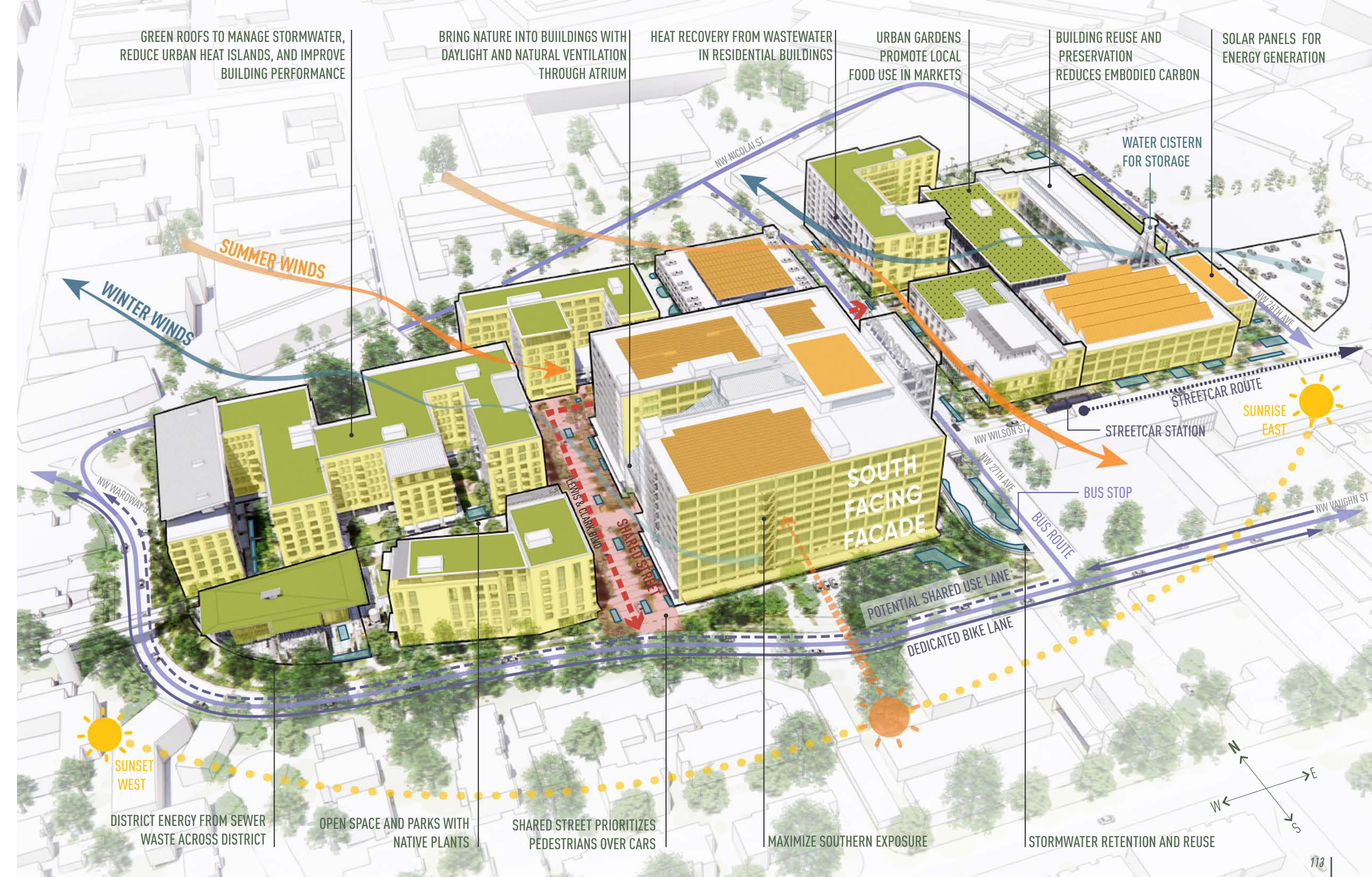
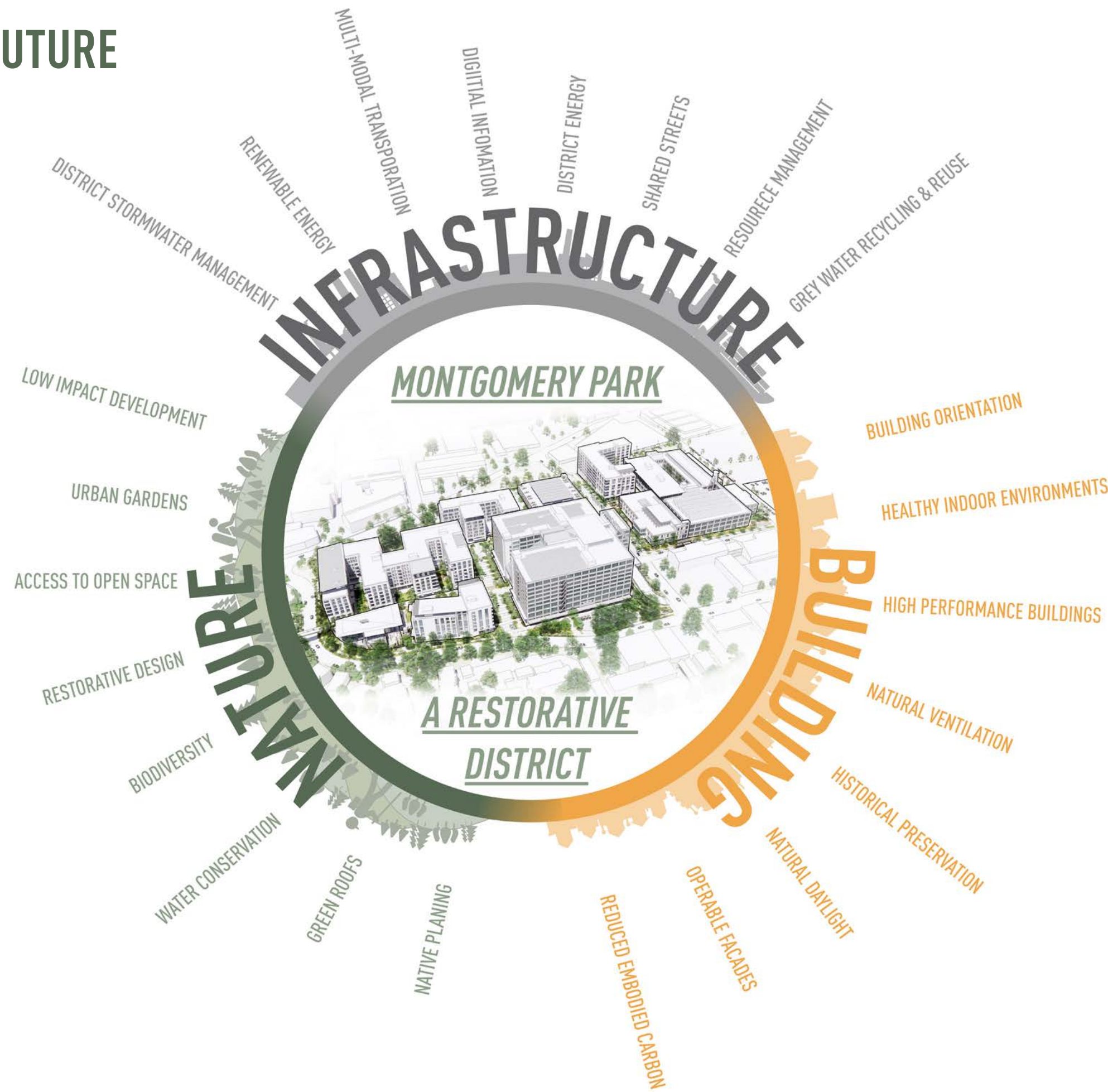


HISTORIC PAST TO RESILIENT FUTURE

Our vision is for a low-carbon, restorative district that infuses nature in its sense of place, creating a vibrant and healthy place to live, work, and play. Montgomery Park aims to be a global model for sustainable, urban infill and will advance carbon neutral design and effective resource management. To validate and communicate achievement of the sustainability vision, the neighborhood aims to pursue LEED for Neighborhood Development (LEED-ND) certification.

SUSTAINABILITY PRIORITIES

- Commitment to 2030 Challenge
- Embracing nature and biodiversity with ample open space, native plants, interactive rainwater management, and urban gardens
- Water conservation through high-efficiency fixtures and rainwater reuse
- Promoting low-carbon, multimodal transportation options
- Maximizing building operational efficiency and renewable energy, and minimizing use of fossil fuels and refrigerants
- Reducing embodied carbon through building reuse and low-carbon materials
- Creating healthy indoor environments with natural daylight, connections to nature, and high indoor air quality
- Pursue LEED Neighborhood Development and LEED Building Design & Construction Certifications



EMBRACING NATURE



NATIVE PLANTS & BIODIVERSITY

Open space and vegetation are extremely important in urban environments as they encourage physical activity and social interaction and reduce stress. Montgomery Park will transform a paved hardscape into a lush, green and vibrant setting. The landscape design will prioritize the use of native plants with low-water needs. Additionally, the design will foster opportunities to enhance biodiversity – ideas include bird feeders in parks, green roofs, beehives, urban gardens, and trees and shrubs that bear fruit and berries.



URBAN HEAT ISLANDS

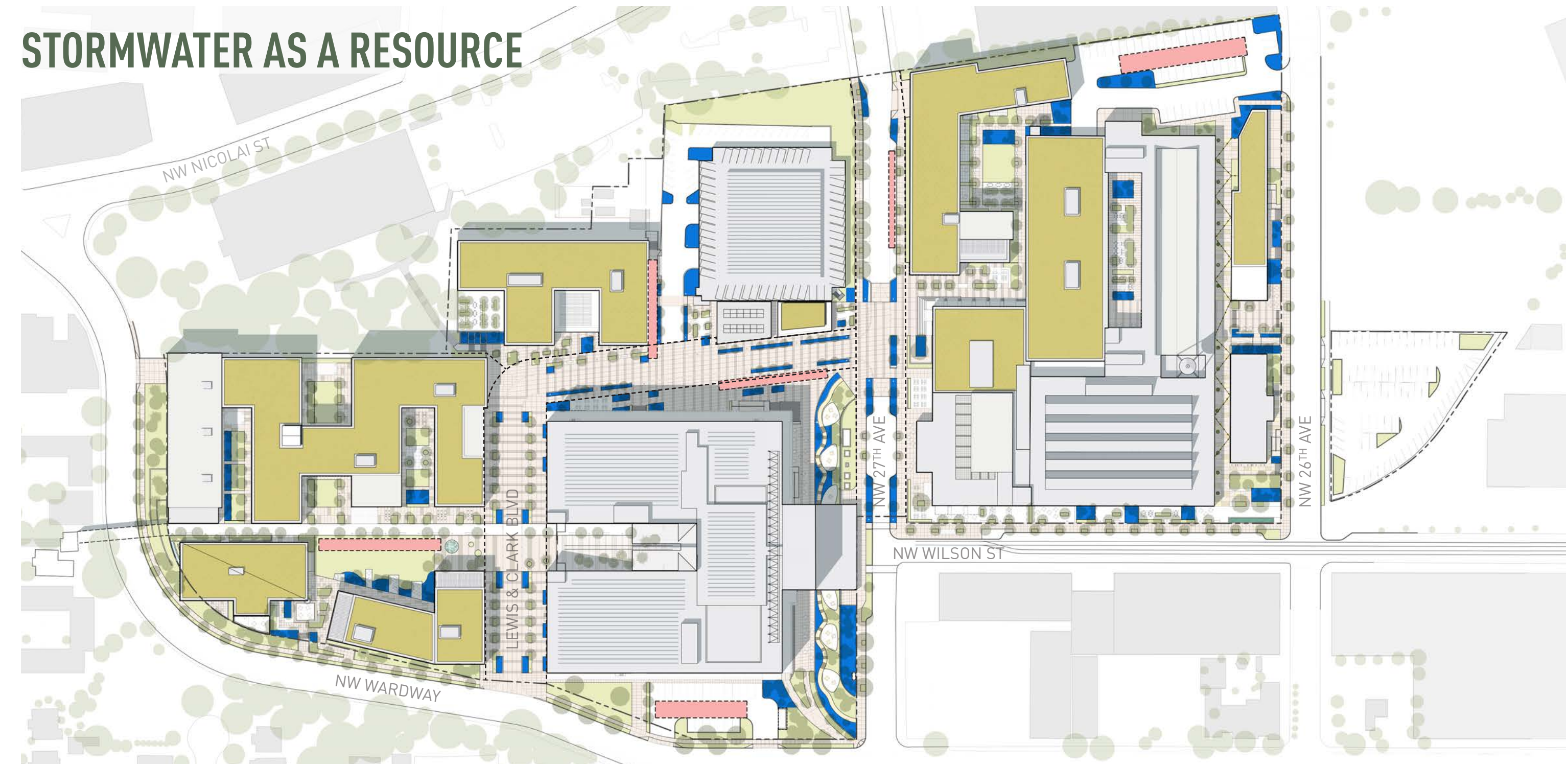
Ample vegetation and greenery also help mitigate against the risks of urban heat islands. Heat islands are localized areas where the temperature is significantly warmer due to unshaded, dark surfaces that absorb and radiate heat from the sun. Vegetation and green roofs, an extensive tree canopy and light-colored, reflective paving are proven techniques for counteracting urban heat islands and will create a more comfortable environment for people.



RESTORATIVE DESIGN

Montgomery Park aims to restore and reveal a cleaner campus that aligns with the pre-development conditions. Outdoor spaces, for example, will be well-lit, inviting and safe while avoiding light pollution. Stormwater, which is one of the largest sources of water pollution in the U.S. will be slowed to pre-development rates and cleaned through bioretention and green roofs.

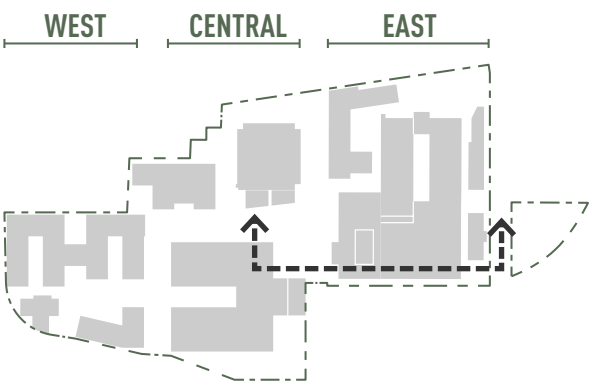
STORMWATER AS A RESOURCE



The Stormwater concept for the Montgomery Park Master Plan prioritizes on site infiltration and detention to reduce run-off to pre 1905 Lewis and Clark levels. This is achieved through a combination of stormwater planters, ecoroofs, underground detention, collection and reuse. Where soil conditions allow, infiltration will further reduce flows into the city's combined sewer system. Existing buildings present opportunities for rainwater catchment, storage in the historic water tank, and reuse in greywater, irrigation, or mechanical systems.

LEGEND	SITE AREA (ACRES)	STORMWATER DETENTION BY TYPE	PROPOSED BUILDINGS	LEWIS & CLARK BLVD
ECOROOF	TOTAL SITE AREA 16.93 AC	ECOROOF 14%	TOTAL AREA 2.86 AC	TOTAL AREA 1.06 AC
STORMWATER PLANTER	EXISTING BUILDINGS 5.95 AC	VEGETATED PLANTER 55%	30% IMPERVIOUS 0.86 AC	90% IMPERVIOUS 0.95 AC
UNDERGROUND DETENTION	PROPOSED BUILDINGS 2.86 AC	UNDERGROUND DETENTION 31%	70% ECOROOF 2.86 AC	10% PERVIOUS 0.11 AC
- - - - - SITE BOUNDARY	NW 27TH AVE (PRIVATE) 0.73 AC			
- - - - - STORMWATER ZONE BOUNDARY	LEWIS & CLARK BLVD 1.06 AC			
	REMAINING SITE 6.33 AC			
			<u>NW 27TH AVE</u>	<u>REMAINING SITE</u>
			TOTAL AREA 0.73 AC	TOTAL AREA 6.33 AC
			90% IMPERVIOUS 0.66 AC	62% IMPERVIOUS 3.95 AC
			10% PERVIOUS 0.07 AC	38% PERVIOUS 2.38 AC

SUSTAINABLE INFRASTRUCTURE SYSTEMS & LOW CARBON BUILDINGS



WATER EFFICIENT BUILDINGS

All buildings will also minimize water consumption and maximize use of alternative sources of water. For example, rainwater could be collected in existing water towers and reused in buildings for flushing toilets. LEED Certification for individual buildings will demonstrate this commitment to sustainability and resiliency.

NET ZERO ENERGY BUILDINGS

Every building at Montgomery Park will prioritize efficient resource management. New construction and major renovation projects will strive meet the 2030 Challenge and achieve net-zero energy operations. Renewable energy and centralized systems that take advantage of waste energy and district energy are prioritized, while reliance on fossil fuels and refrigerants are discouraged.

TRANSPORTATION

Portland is an active city and ranks among the top cities in the U.S. when it comes to pedestrian, bicycle and public transit users. Montgomery Park will support multimodal, low-carbon transportation by incorporating streets that are walkable, shaded, and scaled for the pedestrian. Protected bike lanes and ample bike parking and amenities will make traveling to and through the site on bike a joyful experience. EV chargers will be available for electric vehicles. And for those using bus or streetcar, all transit stops will incorporate seating and weather protection.

HISTORIC PRESERVATION

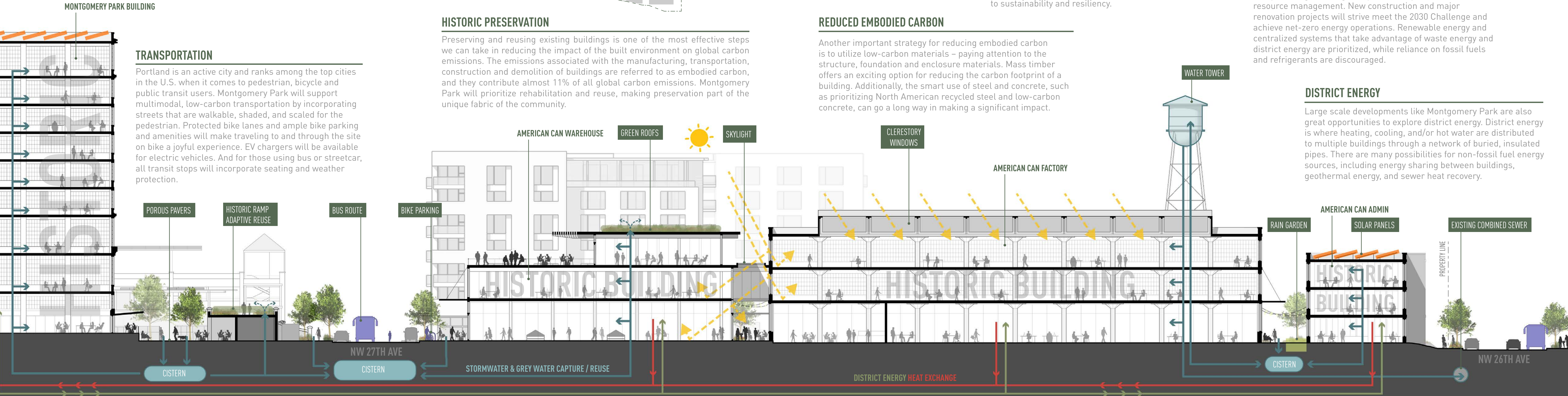
Preserving and reusing existing buildings is one of the most effective steps we can take in reducing the impact of the built environment on global carbon emissions. The emissions associated with the manufacturing, transportation, construction and demolition of buildings are referred to as embodied carbon, and they contribute almost 11% of all global carbon emissions. Montgomery Park will prioritize rehabilitation and reuse, making preservation part of the unique fabric of the community.

REDUCED EMBODIED CARBON

Another important strategy for reducing embodied carbon is to utilize low-carbon materials – paying attention to the structure, foundation and enclosure materials. Mass timber offers an exciting option for reducing the carbon footprint of a building. Additionally, the smart use of steel and concrete, such as prioritizing North American recycled steel and low-carbon concrete, can go a long way in making a significant impact.

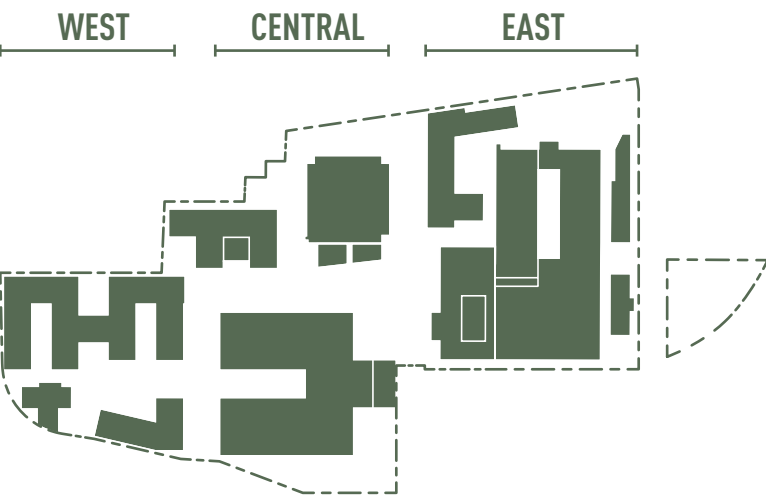
DISTRICT ENERGY

Large scale developments like Montgomery Park are also great opportunities to explore district energy. District energy is where heating, cooling, and/or hot water are distributed to multiple buildings through a network of buried, insulated pipes. There are many possibilities for non-fossil fuel energy sources, including energy sharing between buildings, geothermal energy, and sewer heat recovery.



INFRASTRUCTURE

Utility infrastructure is available to support the redevelopment of the Montgomery Park Master Plan with on-site improvements and public utility extensions. Much of the surrounding public sewer system is aged and combined storm and sanitary sewer with capacity issues. Best management practices, with regard to stormwater management, will be key to mitigating the impacts to the combined sewer system. Generally the development to the east of 27th is served from the existing facilities in 27th. The development west of 27th is served from proposed utility extensions in Lewis and Clark Boulevard with connections to public facilities in Wardway and 27th.



EXISTING UTILITES

SHARED ZONES

- 8-inch public water main is located in 26th, Wilson, 27th (south of Wilson) and a short segment in Wardway.
- Existing electrical (PGE) infrastructure is available in Wardway, 27th, Wilson and 26th Avenue.
- Existing gas service (NWNG) is available in Wardway, Wilson, 26th and the northern portion of 27th Avenue.

CENTRAL ZONE

- 10-inch combined sewer (1924) Wardway at 27th
- 12-inch combined sewer (2017) 27th Ave. between Wardway and Wilson.
- 8-inch lateral to Montgomery Park building at 27th and Wilson.
- Various private stormwater inlets and lines existing within the Montgomery Park building and parking lots with connections to the surrounding combined public sewer system.
- Private fire line from 27th and Wilson extends north on Wilson and west to Montgomery Park Building site.

WEST ZONE

- 8-inch combined sewer (1949) Wardway
- 12-inch combined sewer (1990) Wardway
- Various private stormwater inlets and lines existing within the Montgomery Park building and parking lots with connections to the surrounding combined public sewer system.

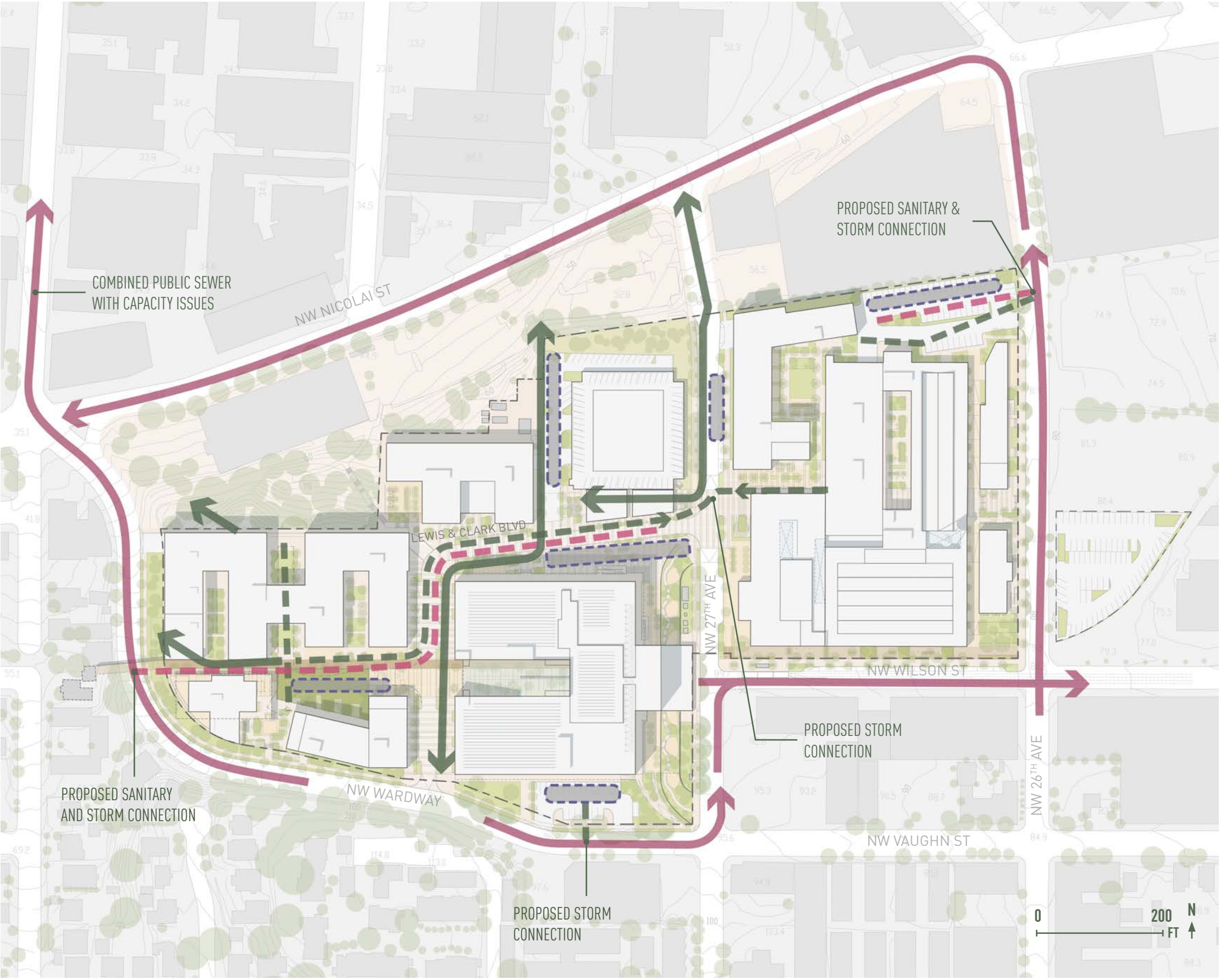
EAST ZONE

- 21-inch combined sewer (2017) Wilson.
- 24-inch combined sewer (1921) 26th Ave to Nicolai.
- Various existing sewer laterals from American Can Complex to surrounding public sewer system.

STORMWATER / WASTEWATER

The majority of the site storm will follow the existing drainage and discharge locations. New storm and sanitary sewer piped infrastructure will be required for the redevelopment of the west portion of the site with connections to the combined sewer in Wardway. American Can Complex will have connections to the combined sewer in 26th Avenue and 27th Avenue. The redevelopment will be required to meet the Water Quality and Quantity requirements of the City of Portland's Bureau of Environmental Services limiting stormwater runoff from the development to undeveloped (historical) condition for the 10-year, 24 hour storm event. Stormwater management will be mitigated as required to the maximum extent practicable utilizing vegetated stormwater facilities and eco-roofs. Further required flow control requirements will be met with below grade detention systems.

- LEGEND**
- EXISTING COMBINED SEWER
 - EXISTING STORM SEWER
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - PROPOSED UNDERGROUND DETENTION ZONES



INFRASTRUCTURE

DOMESTIC WATER

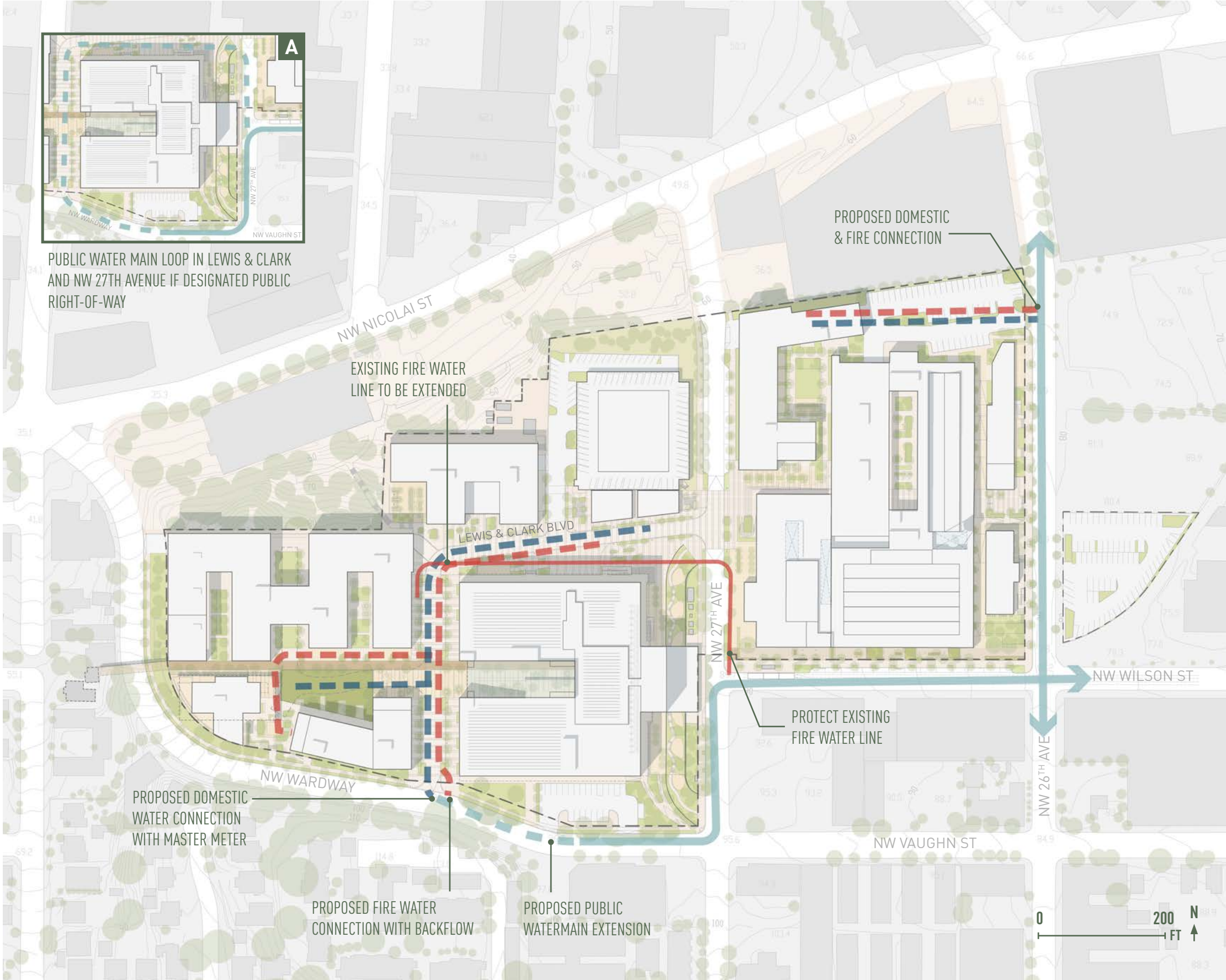
An existing public watermain is located in 26th, Wilson, 27th (south of Wilson) and a short segment in Wardway. The development would require the extension of the public watermain in Wardway to the proposed Lewis and Clark Boulevard intersection. A proposed domestic water master meter would be installed at the proposed connection to the public watermain. The private domestic water main would follow Lewis and Clark Boulevard to 27th. There is an existing private fire line that connects to the public system at Wilson and 27th. This private fire line would be extended within Lewis and Clark Boulevard to the west and south to serve the new development and connect to the existing public watermain at Wardway. The east development area would have a proposed domestic and fire service connections to the public watermain in 26th.

Public Watermain Loop Option A

If Lewis and Clark Boulevard is constructed as a public roadway a public watermain loop could be constructed within the development to provide both fire and domestic service to each separately metered building.

LEGEND

- EXISTING FIRE WATER
- EXISTING WATER LINE
- PROPOSED PUBLIC WATER
- PROPOSED DOMESTIC WATER
- PROPOSED FIRE WATER



DRY UTILITIES - GAS & ELECTRICAL

The existing site is currently served by gas service from NW Natural from the north side of the development. It is anticipated that a new gas main would be extended from Wilson and 27th and follow the Lewis and Clark Boulevard alignment. A joint trench with electrical and telecom is anticipated in Wardway to serve the site and the joint trench would follow the Lewis and Clark Boulevard alignment and the joint trench would be constructed in 27th. There would be new gas, electric and telecom services for the east development from the existing facilities in 26th.

LEGEND

- EXISTING GAS LINE
- EXISTING PGE LINE
- PROPOSED GAS LINE
- PROPOSED JOINT TRENCH



A ONCE IN-A-GENERATION-OPPORTUNITY

MONTGOMERY PARK MASTER PLAN

MASTER PLAN TEAM

Property Owner
Unico Properties & Partners Group

Planning / Urban Design / Architecture
Lake | Flato Architects

Landscape Architecture
PLACE

Civil Engineering
HHPR

Mobility
Nelson \ Nygaard

Executive Architect
GBD Architects

Market Analysis / Strategy
CRAVE

Sustainability Advisors
Unico Sustainability

Placemaking / Design-Developer / Retail Activation / UX Design
Jean-Pierre Veillet , NWSP

Montgomery Park Building Design Architect
S9 Architects

