Redevelopment Planning: Subarea 4

Prepared for:
Above the Falls Citizens Advisory Committee
Riverfront Technical Advisory Committee

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Subarea 4 is a mixed use riverfront area between West Broadway Avenue and the railroad bridge.
There are relatively few uses: the MPRB headquarters, Riverview Townhomes, several light industrial users, and vacant land. The riverfront parkway and park system terminate at the northern end.
Three objectives have been proposed for this area.

1. Determine appropriate land use guidance
2. Ameliorate conflicts between existing uses
3. Continue to build connectivity of park and trail networks.
1. **Determine land use guidance**: Attract compatible development in area south of Riverview Townhomes.

**Leave existing zoning**  
(staff recommended)  
• I1 with ILOD allows light industrial, office or residential  
• Market sites for high quality development  
• Support public cleanup funding for desirable projects  

**OR**

**Change all or part of zoning to OR2**, restricting development to residential or office
2. **Ameliorate conflicts**: Buffer transition areas between subarea and surrounding areas.

**Buffering through site design**  
(staff recommended)

- Promote ample and appropriate buffer areas in design for new development  
AND/OR  

**Change all or part of zoning of neighboring properties to light industrial (I1)**
3. **Address Cemstone site conditions**: Reduce impacts of Cemstone on adjacent Riverview Townhomes.

**Short term mitigation**
- Negotiate better buffering and site conditions, possibly using City’s status as customer
- Support MPRB land acquisition to provide connectivity and buffering

**AND**

**Long term land use change**
- Guide land for more compatible redevelopment