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# Redevelopment Planning: Subarea 4

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

*Last Revised:*  
March 21, 2012

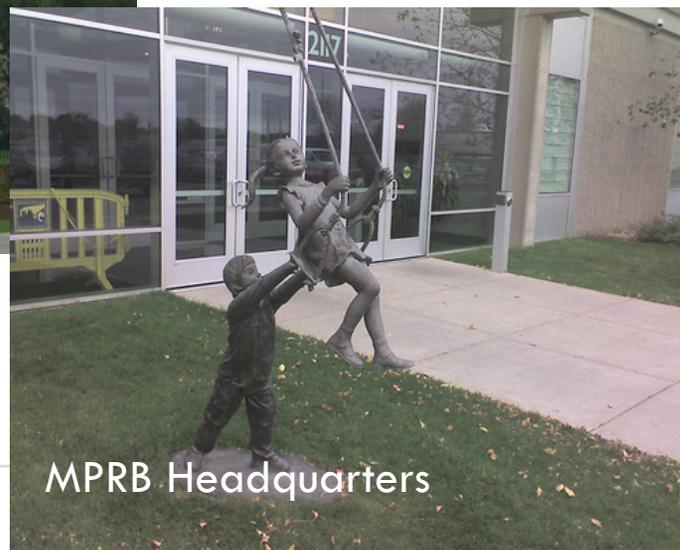
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Subarea 4 is a mixed use riverfront area between West Broadway Avenue and the railroad bridge.

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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.



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Three objectives have been proposed for this area.

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1. Determine appropriate land use guidance
2. Ameliorate conflicts between existing uses
3. Continue to build connectivity of park and trail networks.

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## 1. Determine land use guidance: Attract compatible development in area south of Riverview Townhomes.

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### 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**



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## 2. **Ameliorate conflicts:** Buffer transition areas between subarea and surrounding areas.

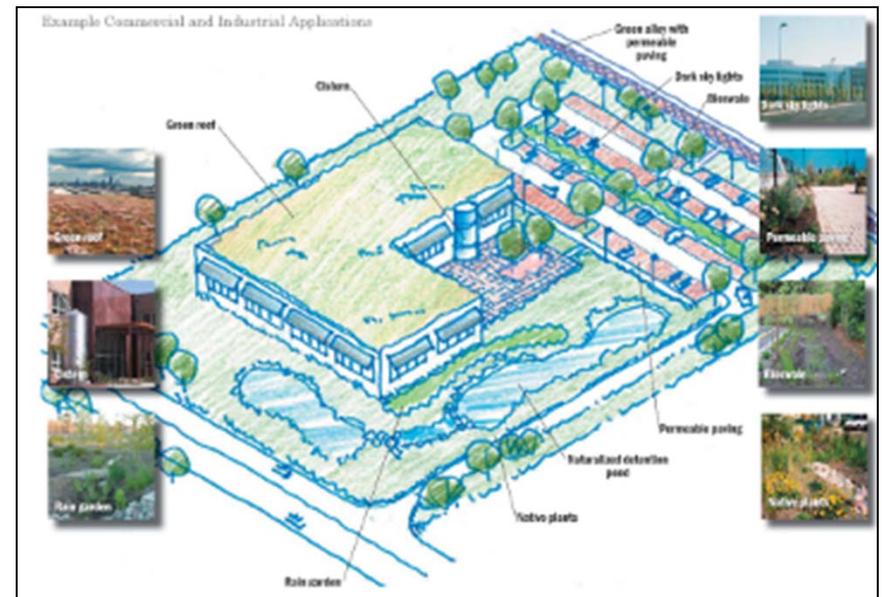
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### **Buffering through site design** (staff recommended)

- 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)**



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### 3. Address Cemstone site conditions: Reduce impacts of Cemstone on adjacent Riverview Townhomes.

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#### 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

