

## Conceptual Design Process Begins for Northern Riverfront Property



The City of Independence has partnered with Olsen Agriculture and the state Transportation and Growth Management program to create a conceptual design for the development of Olsen's 66 acre property north of town. Much of the property lies within the floodplain of the Willamette River, rendering those areas unbuildable.

The conceptual design process will explore possible uses for the buildable portions of the land, and also examine the feasibility of developing the low land for use as city ballfields. Olsen Agriculture, the property owners, are interested in a mixed use development, which led to the involvement of the Transportation and Growth Management Quick Response team.

The TGM program exists to encourage development that considers land use issues as well as transportation issues when developing a site plan. The Quick Response team will work with the City, Olsen Agriculture and the public to develop a conceptual design for the property that is compatible with area land uses and provides the maximum potential for public benefit and return on the owners' investment.

A series of public workshops will be held to solicit input from the public on this exciting project. The first will take place on Wednesday, May 9th from 5-7 pm at City Hall. This will be an "opportunities and constraints" workshop, to answer people's questions and determine what people would like to see happen and what might worry them about the project.

### **"Consensus Concept(s)" to be Presented**

A public workshop will be held Wednesday June 27th from 5-7pm at City Hall to present a refined conceptual plan for the property. We are interested in hearing the public's opinion of the concept. Please attend the workshop or contact Shawn Irvine with any comments 503-838-1212 [sirvine \[at\] ci \[dot\] independence \[dot\] or \[dot\] us](mailto:sirvine@ci.independence.or.us)

**UPDATE:** The concept plan was finalized, an image of which can be found below. The City is currently working to develop the North Riverfront Ballfield Complex with the Oregon National Guard.

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### **Supporting Documents**

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 [Opportunities and Constraints](#)


 [Opportunities and Constraints Visual](#)

 [Description of Concepts](#)

 [Preliminary Concept 1](#)

 [Preliminary Concept 2](#)

 [Preliminary Concept 3](#)

 [final\\_concept\\_sm.pdf](#)

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