

*“The Heights District is a vibrant, connected neighborhood center which seeks to promote community health, wellness and a shared identity.*

*This identity reflects the value placed on the past and current community with an eye toward welcoming future generations in an inclusive, respectful and equitable manner.”*



Aerial view showing The Heights District Sub Area

## THE PLAN

Developed through a rigorous stakeholder engagement process, the future Heights District is envisioned as a vibrant urban neighborhood center that is economically feasible and context sensitive. The objectives that support this vision involve leveraging sustainability and economic development initiatives, integrating income-based housing, creating and programming high-quality public open space, ensuring good urban design, and providing for a range of ways for people to get around.

The Plan area consists of the 63-acre Tower Mall Redevelopment Area within the broader 205-acre Heights District. Several groups of policies have been developed to guide The Heights toward fulfilling its vision statement, and a redevelopment plan has been developed to provide more specific guidance for the Redevelopment Area.



Residential units will increase from 232 to 1,800  
- a minimum of 10% will be family units with 3+ bedrooms  
- at least 25% of total units will be income-based



\$34M in tax revenue (sales, property and utilities) will be collected of 20 years



Fitwel Community certification / LEED Building certification (as appropriate) will be achieved



Jobs will increase from 650 (including the school district) to 900 - 1,000  
- 30% of local small businesses will be retained



TreeCAP Gold Leaf certification  
- 30% tree canopy coverage



10% reduction in driving alone trips and a 50% reduction in collisions between vehicles and bikes or pedestrians



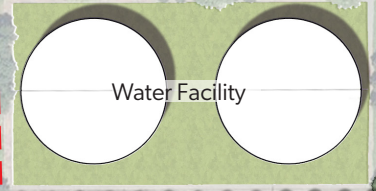
Maintain client-facing social service capacity





HARNEY HEIGHTS

NORTHCREST



Water Facility



Church/  
Multi-Purpose

East Mill Plain Boulevard

LOOP



Pocket  
Park



Civic  
Park

SOUTH CLIFF

MacArthur Boulevard  
Greenbelt Park

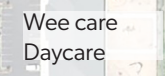
Devine Road

PARK HILL  
CEMETARY



Neighborhood  
Park

DUBOIS PARK



Wee care  
Daycare

McLoughlin  
Middle School



## NEIGHBORHOOD DISTRICTS

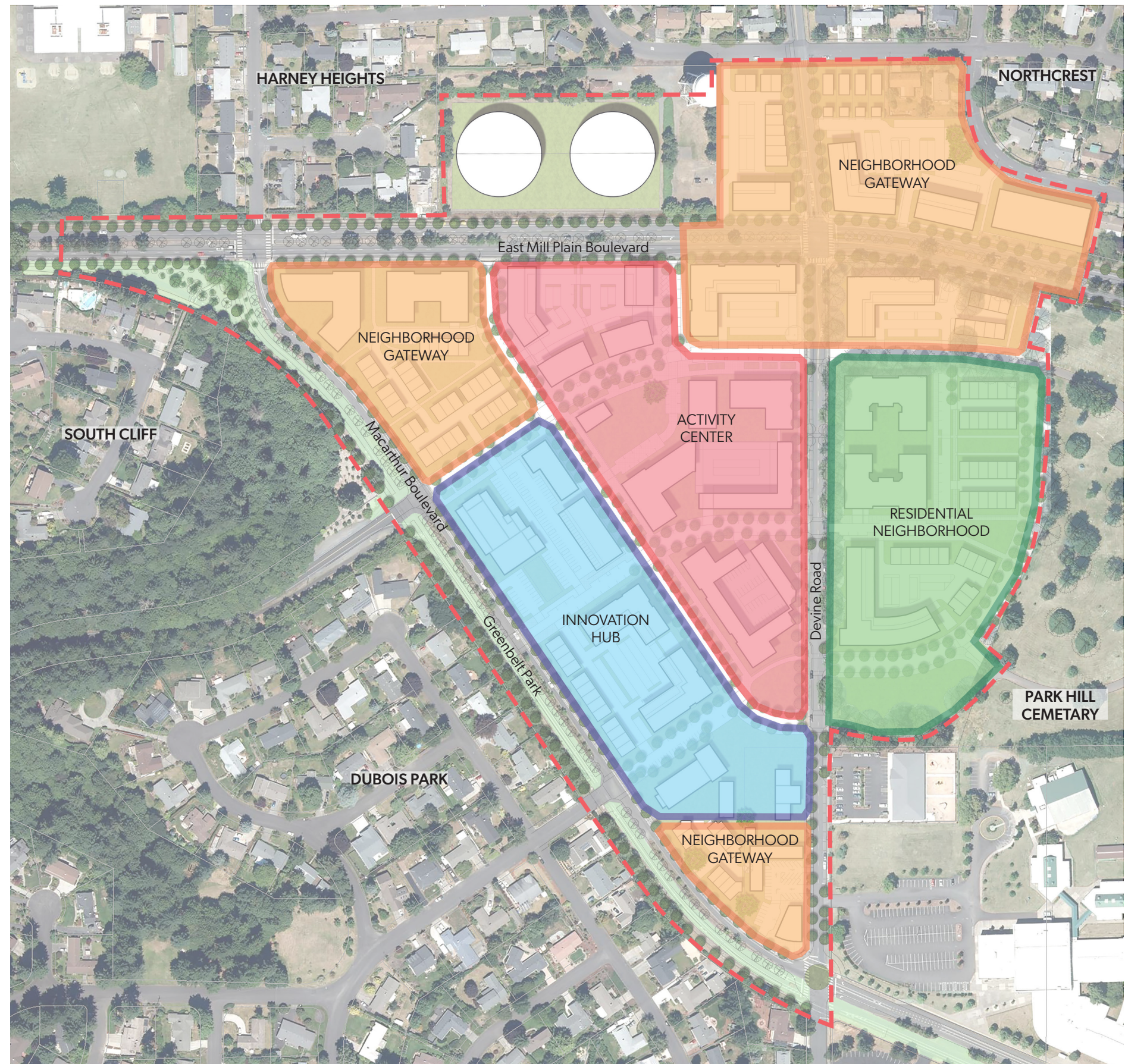
The Tower Mall Redevelopment Area's organizational structure is defined by a series of character zones that provide a unique set of design prerequisites. Each character zone is expressed differently to address unique character attributes, massing, scale, and uses, as well as how they relate to the context of adjacent uses. The following character zones have been established for The District:

**NEIGHBORHOOD GATEWAYS** | serve as entries to The Heights District and include elements that define it. Buildings help frame the intersections, public art and signage provide wayfinding, and the scale and context of adjacent uses are acknowledged and respected.

**ACTIVITY CENTER** | is the "heart" of The District. This includes the most diversity of uses, highest quality of construction materials, and highest density of buildings and amenities.

**RESIDENTIAL NEIGHBORHOOD** | includes lower-scale townhomes, family housing, quiet, tree-lined streets, and parks with views toward Park Hill Cemetery's open spaces and informal walking paths.

**INNOVATION HUB** | incorporates eclectic uses, such as health-supportive services, office employment, and live/work uses at a comfortable scale adjacent to the proposed MacArthur Boulevard greenbelt.





## PUBLIC REALM AND OPEN SPACE

The District contains a network of connected, vibrant and diverse community spaces that help enrich the quality of life for residents and visitors. New public spaces within the Redevelopment Area are urban in nature, and seek to complement the variety of existing parks, open spaces, and recreational facilities within and adjacent to The District. Key attributes of new open spaces within the Redevelopment Area include:

- A rich public realm that embodies, celebrates and welcomes the local community and provides venues for vibrant and active public life
- Well-designed and well-maintained parks, plazas, streetscapes, and pathways where residents and visitors enjoy spending time
- Connections that link the sub-districts within the Redevelopment Area, and the Redevelopment Area to the rest of The District
- Design features and amenities that enrich the quality of life for residents within the Redevelopment Area, The District, and in surrounding neighborhoods
- Equal access for residents and visitors

### 6.1 ACRES OF PARKS AND PUBLIC OPEN SPACE

|                         |           |
|-------------------------|-----------|
| Civic Park              | 1.0 acre  |
| Neighborhood Park       | 1.5 acres |
| Pocket Parks            | 0.5 acres |
| Linear Plaza (The Loop) | 0.5 acres |
| MacArthur Greenbelt     | 2.6 acres |

**Total Park Space 6.1 acres**







Rendered view of the Civic Park at the heart of the District





Rendered view of a family-friendly pocket park, nestled in a residential neighborhood.





Aerial view of the large Neighborhood Park in the south portion of the Heights District



## PUBLIC REALM | INTERNAL STREETS

A variety of internal streets within the District provides character, height, bulk, scale and land use appropriate to adjacent context - responding to internal or edge conditions within the redevelopment area.

### Loop Retail Street

The Loop through the Activity Center is retail-supportive with areas for outdoor dining, festival lighting, special paving and interpretive art.

### Loop Residential Street

The Loop through the Residential Neighborhoods is park-like with large shade trees, stormwater planters and a variety of seating.

### Loop Festival Street

As the Loop passes through the mixed-use center of the project and through the neighborhood park, it becomes an extension of those amenities, with raised crossings, special paving and the ability to be closed to traffic with removable bollards during festivals and events.

### Standard Street

The standard street is a low speed, traffic-calmed comfortable street with street trees, pedestrian lighting and generous sidewalks.

### Internal Retail Street

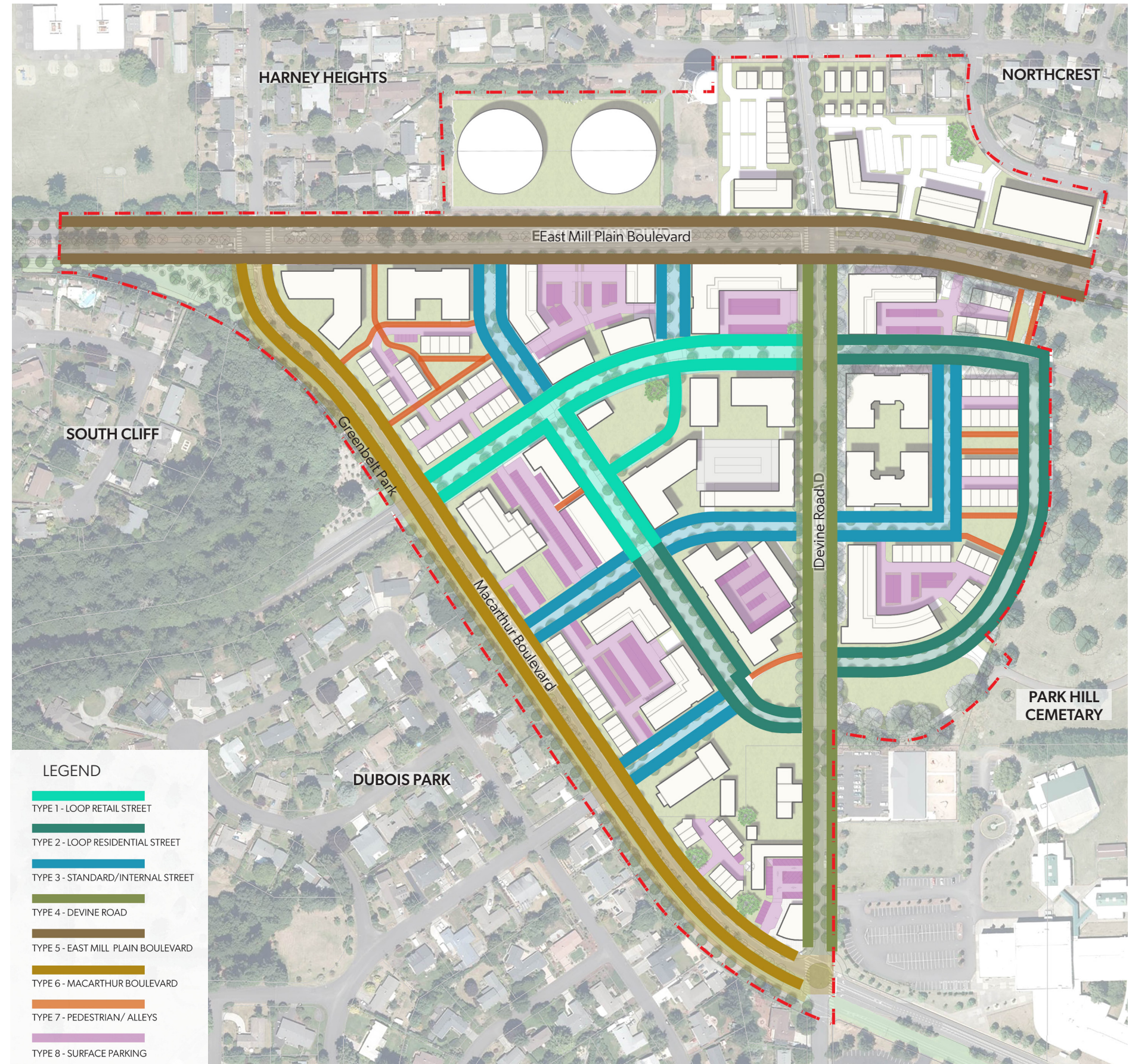
Adjacent to retail, internal streets include parallel parking on both sides, street trees and expanded sidewalks for cafe tables and chairs, outdoor dining areas and deeper canopies for weather protection.

### Internal Street with Angled Parking

Similar to the standard street with comfortable sidewalks and street trees, one side of the street is parallel parking while the other is angled to expand event and retail parking during peak use. Sharrows are provided for bikes, with anticipated low speed traffic.

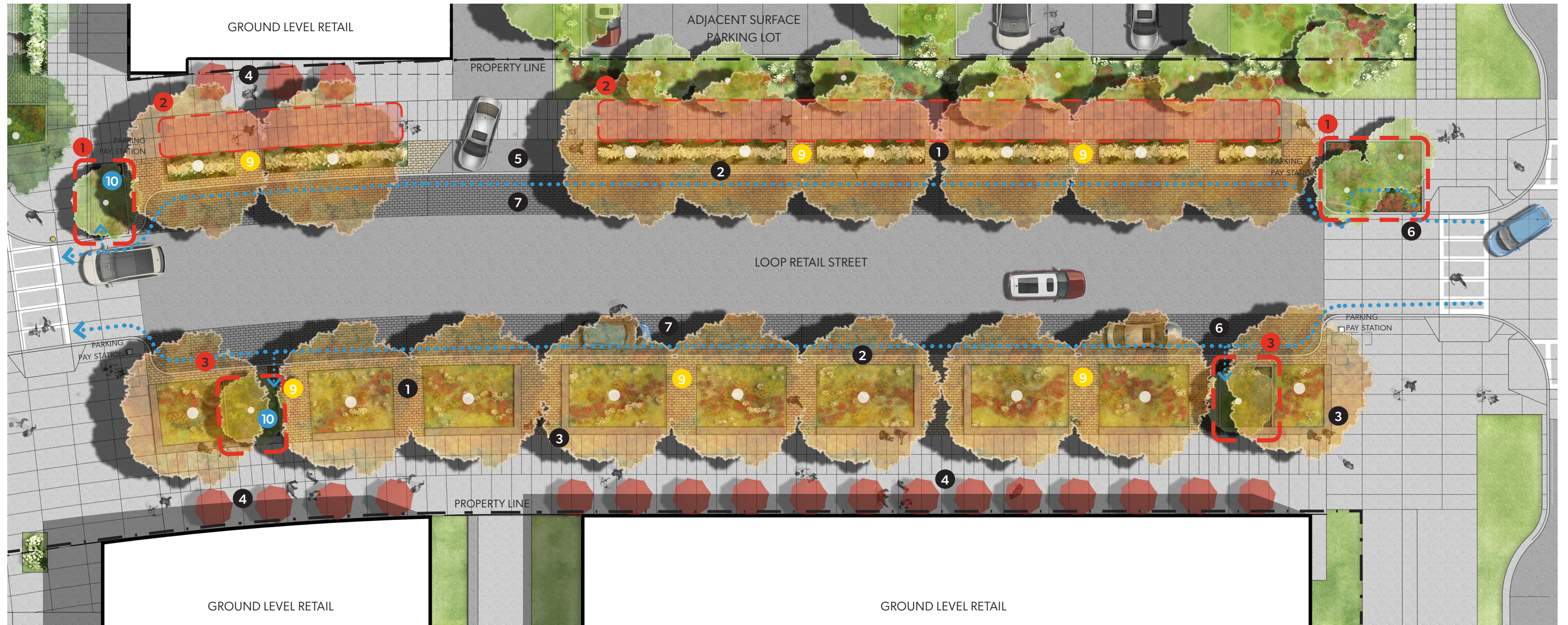
### Urban Forestry Objectives

- Create iconic, identifiable street typologies through the use of urban forestry and plant palettes.
- Provide suitable soil volumes for street trees to become easily established and thrive in an urban environment
- Use tree and plant species to express the inherent beauty of native and adaptive species in the region
- Express biophilia (human connection to natural systems) and provide opportunities for education and demonstration
- Establish a diversity of tree and plant species that bolster existing habitats for wildlife and pollinators





# STORMWATER | LOOP RETAIL STREET



## LOOP RETAIL STREET

SCALE: 1" = 20'



- 1** Parking Cut-Through Path
- 2** 2' Wide Walk-Off Strip
- 3** Seatwall
- 4** Outdoor Retail Area
- 5** Driveway
- 6** Curb Inlet
- 7** Mortar-Set Pavers
- 9** Pedestrian Light
- 10** Bioretention Overflow
- 1** Curb-bulb Bioretention
- 2** Silva Cell
- 3** Retail Loop Bioretention

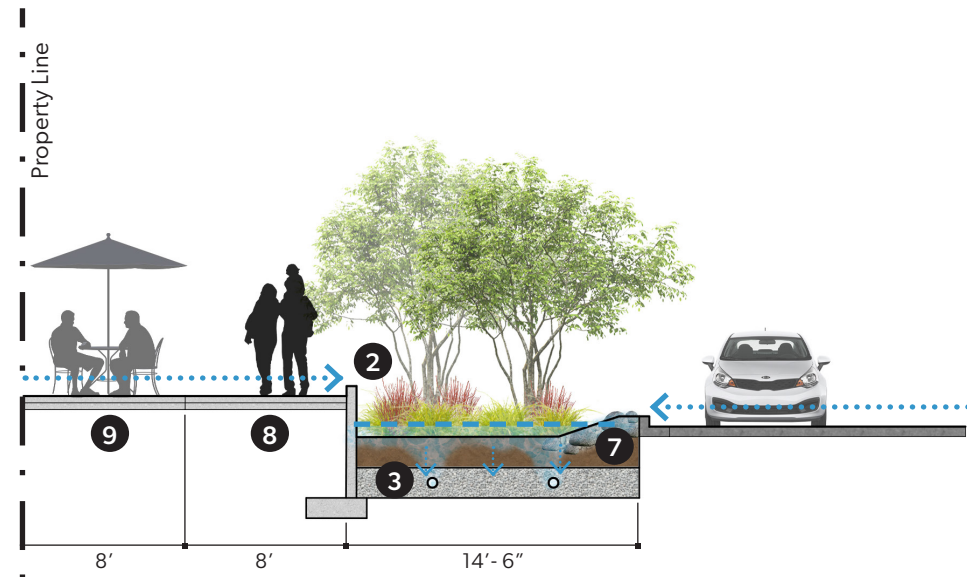
### MATERIALS

- A. Loop Public Sidewalk material:  
CIP Concrete - 2ft x 4ft scoring
- B. Loop Retail Zone material:  
CIP Concrete - 4ft scoring
- C. Loop Intersections - Pedestrian and Vehicular material:  
CIP Concrete - 4ft x 8ft scoring
- D. Parking Cut-Through Paths material:  
Precast Concrete Permeable Pavers
- E. 2ft Wide Parking Walk-Off Strips material:  
Precast Concrete Permeable Pavers
- F. Loop Parallel Parking Stalls material:  
Mortar-set Precast Concrete Pavers
- G. Drive Lanes material:  
Asphalt





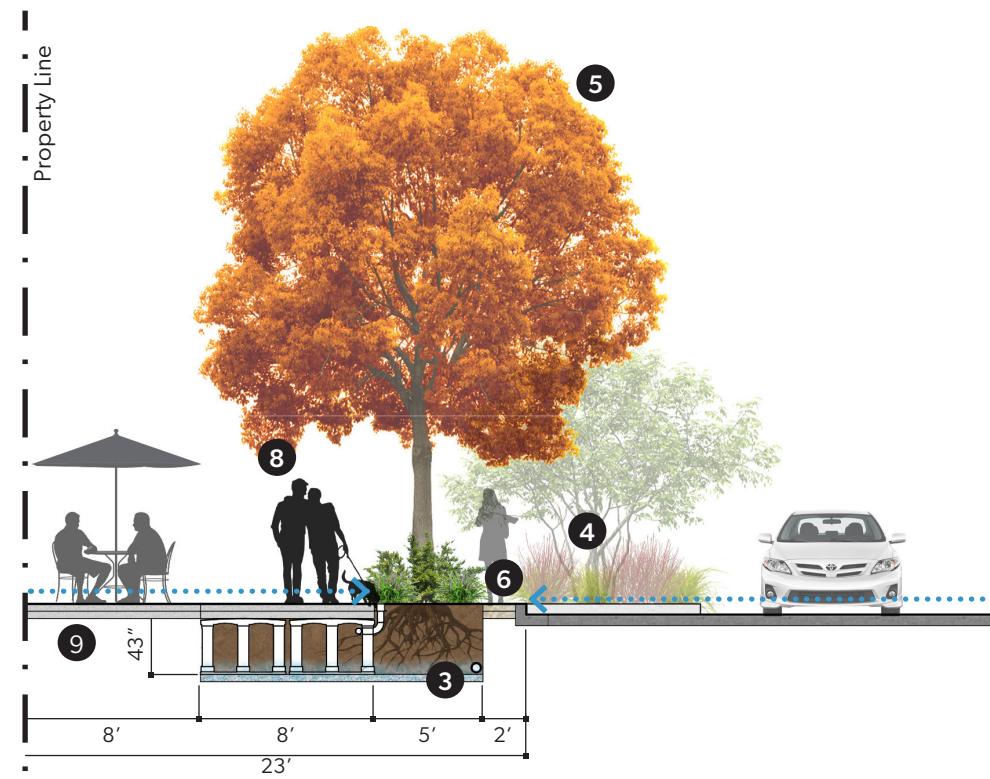
# STORMWATER | LOOP RETAIL STREET



**CURB-BULB BIORETENTION**

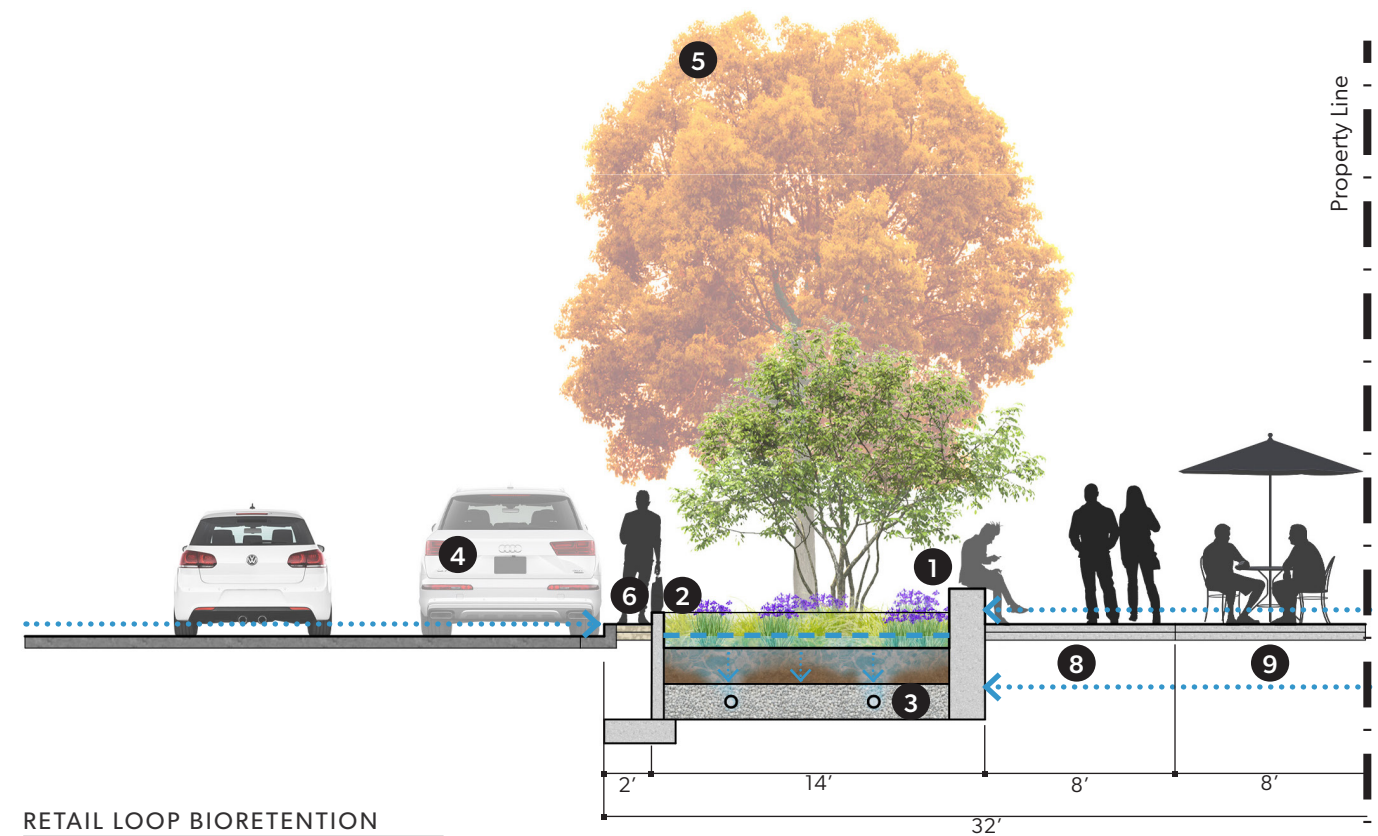
SCALE: 1/8" = 1'

- 1 Seatwall, 18" H x 18" W
- 2 6" H Raised Curb
- 3 Perforated Underdrain
- 4 Planting Beyond
- 5 Approved Street Tree
- 6 6" CIP Curb & 18" Walk-Off Strip w/ Permeable Pavers
- 7 Flow Dispersion
- 8 Public Sidewalk
- 9 Retail Zone



**SILVA CELL PLANTER**

SCALE: 1/8" = 1'



**RETAIL LOOP BIORETENTION**

SCALE: 1/8" = 1'





The Loop at the Activity center, in the retail area





Rendered view of East Mill Pains Boulevard





Rendered view of the Neighborhood Gateway at the intersection of East Mill Plains Boulevard and Devine Road





Rendered view of the Greenbelt Park along Macarthur Boulevard





Rendered view from Macarthur Boulevard and Devine Road, a Neighborhood Gateway