



Abernethy Place Project Narrative

January 19th, 2017

LOCATION	Corner of 17 th and Washington Street, Oregon City, OR		
SITE	Site area is approximately 3.94 acres (172,000 sq.ft.) Site includes the historic Erwin Charles Hackett House		
	Proposed building footprints		
	Hackett House		1,500 sq.ft.
	Building A		14,000 sq.ft.
	Building B		30,000 sq.ft.
	Total		45,500 sq.ft.
ZONING	MUD Mixed-Use Downtown District		
DEVELOPMENT	Phase A	Building A – Hotel	
	<ul style="list-style-type: none">• 5-story on grade• approximately 100 guestrooms		
	Phase B	Building B - Mixed Use	
	<ul style="list-style-type: none">• 5-story• Washington Street Level: Lobby (secondary)- Flood Zone Retail/Flex Space, Parking• Upper levels: Multi-Family Residential approx. 130 units		
NARRATIVE	<p>Abernethy Place is planned as a phased mixed-use development including a hotel, retail, and multi-family residential uses.</p> <p>The historic Hackett House fronts 17th street and will remain as office, restaurant, or retail use anchoring the south end of project. Pedestrian and bicycle access to a future mass transit stop on main street could be provided by either an at grade railroad crossing on 17th street, or a possible future bicycle & pedestrian pathway along Abernethy Creek with a connection under the railroad tracks.</p> <p>A hotel of approximately 100 rooms (Building A) will be located adjacent to the Hackett House is planned as the first phase of development. The lobby floor of the hotel will be elevated above Washington Street at El 52' in order to keep the floor above the flood elevation of 50.7 feet.</p> <p>Primary vehicular access will be from Washington Street between Building A and Building B. Secondary vehicular access will be provided from 17th Street through the parking adjacent to the</p>		

Hackett House, and at the East end via public access adjacent to the Amtrak station.

Along the Washington Street frontage, a stepped water feature will provide a visual and acoustic buffer between the access drive and an elevated pedestrian plaza adjacent to meeting rooms at the Washington Street end of the Building A Hotel. A street level entrance plaza is planned at the NE corner of Building B.

Project improvements along the Washington Street frontage are located directly across the street from the End of the Oregon Trail Interpretive & visitor Center. Street improvements including curbs, sidewalks and street trees integrated with the design of Building B entrance plaza and flex-use space are designed as engaging public street oriented spaces providing greatly improved pedestrian experience, complementing the public use across the street.

Building B, which fronts on Washington Street is designed as a mixed-use building. Washington street level flood zone retail space/ commercial space fronts on the sidewalk and entrance plaza along the street. The primary entrance and lobby is located at NE corner adjacent to the access to the Amtrak Station. A mix of retail and other commercial uses will occupy the street level of Building B, with short term parking for plaza level commercial or retail tenants located along the adjacent public street. The upper floors which will be Type V-construction, and will include approximately 130 multi-family residential units. Parking for residential units will be located at street level behind the commercial space, and at the surface parking lot at the rear of the project, accessed by elevator and stairs extending down to street level.

The land use application will include a request for an exception to the 45' height limit for properties located within 500 feet of the end of the Oregon Trail Interpretive Center property.