

Town home design inspired by historic mill buildings.



Preserving Broughton's historic & cultural legacy.



14 miles of new public trails through 300 acres of conservation easements.



Ecologically appropriate, visually subordinate cabin design.


www.broughtonlanding.com



Summary:

Cabins	51
Cottages	41
Four-Plexes	52
Town Homes	52
Condominiums	59
Existing Homes	5
Total	260

Legend:

-  Town Homes
-  4 - Plexes
-  Condominiums
-  Cabins
-  Cottages

Visual simulation of proposed Broughton Landing resort as seen from I-84.

Former mill building re-used as the main lodge.

Today's derelict eyesore awaits context-sensitive recreation development.



Broughton Landing

A Unique Opportunity

The Broughton Landing project is unique. Nowhere else in the Columbia River Gorge National Scenic Area does the opportunity exist to convert a derelict eyesore into an attractive Mecca for outdoor recreation. From the beginning of the planning process, project stakeholders representing diverse interests agreed that continuing to do nothing with the Broughton Mill site would waste such a unique and valuable opportunity. By working together as an Advisory Committee, these stakeholders have embarked on a process to put this special place to use in a way that meets the region's recreational and economic needs while protecting and enhancing crucial scenic, natural, cultural and recreational resources.

Vision Statement

The Broughton Landing project is envisioned to be a highly successful, world-class outdoor oriented resort that demonstrates the best of sustainable development practices while achieving financial and operational success, raising the standards of development within the Columbia Gorge National Scenic Area.

Resort Overview

As depicted by the illustrated site plan on the opposite page, Broughton Landing will evolve from a former lumber planing mill into the Columbia River Gorge's premier outdoor recreation oriented resort. The former mill complex will be redeveloped into a new resort comprised of 250 new vacation homes, recreational amenities and retail areas serving resort guests, locals and visitors alike. This resort will include a variety of accommodations ranging from to cabins and cottages to town homes and condominiums available on an

ownership and weekly rental basis. Resort amenities will include a fine restaurant, a coffee shop/pub/general store, storage and rental of recreational equipment an indoor fitness/spa complex, Broughton Beach, a hillside retreat and other recreation facilities.

Physical Design

The resort's configuration attempts to optimize the site's development capacity while efficiently utilizing previously disturbed land comprising the former mill complex. The resort's architecture and massing is loosely based on the style and scale of the historic mill buildings that have dominated the site for generations. A number of existing buildings will be adaptively rebuilt while others will be reinterpreted in new construction that reuses building components such as trusses and lumber. Design of the resort's landscape will celebrate the extraordinary natural setting of the central Columbia River Gorge by preserving the existing rocky outcrops, groves of native oak and firs, moss-covered talus slopes, and open meadows. Resort design will:

- **Reflect** the site's colorful history and incorporate sustainability by rehabilitating existing mill buildings and using on-site materials;
- **Respect** scenic resources will be through careful site design and compatibly designed new architecture, and;
- **Protect** natural resources by employing cutting edge sustainable technologies to minimize resource consumption and concentrate future development in existing developed areas and other low-impact locations to preserve the majority of the site.

Visual Subordinance by Design

To the extent practicable, proposed redevelopment will utilize existing developed sites, road and trail alignments, structural forms, land forms and vegetation. No building construction is proposed for steep areas. Architecture will be appropriate to the unique context of the Broughton Mill site. New construction will be historically compatible through the use of heavily textured materials such as rough-cut wood, logs, local stone, vertical siding and oversized timbers. New buildings will be screened with existing vegetation whenever possible or with new vegetation that mimics the native species on the site.

Resource-Based Recreation

Broughton Landing's central location within the Gorge is equally ideal for those seeking other outdoor recreation adventures such as kayaking, fishing, mountain bike riding, hiking, and skiing on a year round basis. With its own launch site, "Broughton Beach" and improvements to "the Hatch", Broughton Landing will provide the ideal location for windsurfing and kite boarding during the summer.

Hillside Open Space

Over three quarters of the 260+ acre project site will remain undeveloped as scenic open space, protected through permanent conservation easements. Other than the existing reservoir and the proposed Broughton Hut, future development outside the redevelopment area will be limited to a new 14 mile network of hiking and mountain bike trails accessing the scenic bluffs and historic features, as well as connecting the resort to other destinations in the Gorge.

Conservation Easements

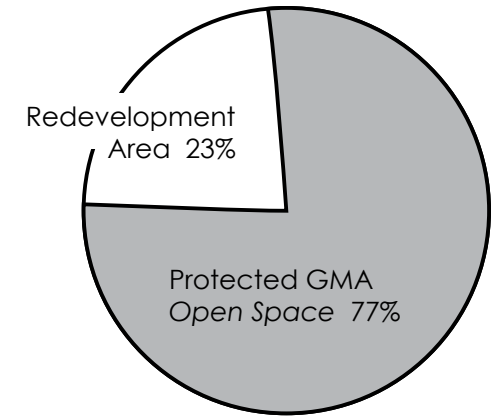
Conservation easements will be created on large portions of seven individual parcels totaling approximately 300 acres of highly-visible gorge walls in order to maximize protection of the surrounding environment. The proposed conservation easements will prohibit future logging, mining, or other forms of commercial development. The easements will also guarantee public access to recreational trails on these parcels. As a result, these parcels will remain in their natural state forever protecting their scenic quality, habitat value and opportunities for low-impact recreation in perpetuity.

Historic preservation and interpretation of cultural resources

Broughton Lumber Flume, historic mill buildings and other historic and archeological sites will be preserved or recorded and interpreted through on-site signage and museum displays.

Perpetual Conservation, Preservation and Recreation Fund

Broughton Landing will include a financial commitment supporting ongoing conservation efforts through a dedicated funding source. This conservation fund will be supported by mandatory contributions of 1% of unit purchase price, anticipated to generate nearly one million dollars of contributions with 5% mandatory contributions on re-sales. This fund will finance: acquisition of additional conservation land and trail easements; restoration and enhancement of vegetation and wildlife; trail construction and maintenance; and maintenance and interpretation of the historic Broughton Lumber Flume.



About 58 acres of the 260 acre project site would be re-developed.

Environmental sustainability

The Broughton Landing proposal will employ efficient use of land, low-impact development practices and the highest wastewater treatment standards to improve water quality in the Columbia River.

Regional Economic Benefit

As a totally new type of resource-based recreation development, Broughton Landing will attract new visitors without adversely impacting nearby communities like White Salmon and Bingen. During construction, the project is estimated to create 288 construction jobs with a combined payroll of \$30 million. This will be followed by 60 permanent jobs with annual property and lodging tax contributions well over a \$1 million and an annual influx to the local economy of nearly \$8 million of visitor spending.

For more information on this project:

www.broughtonlanding.com