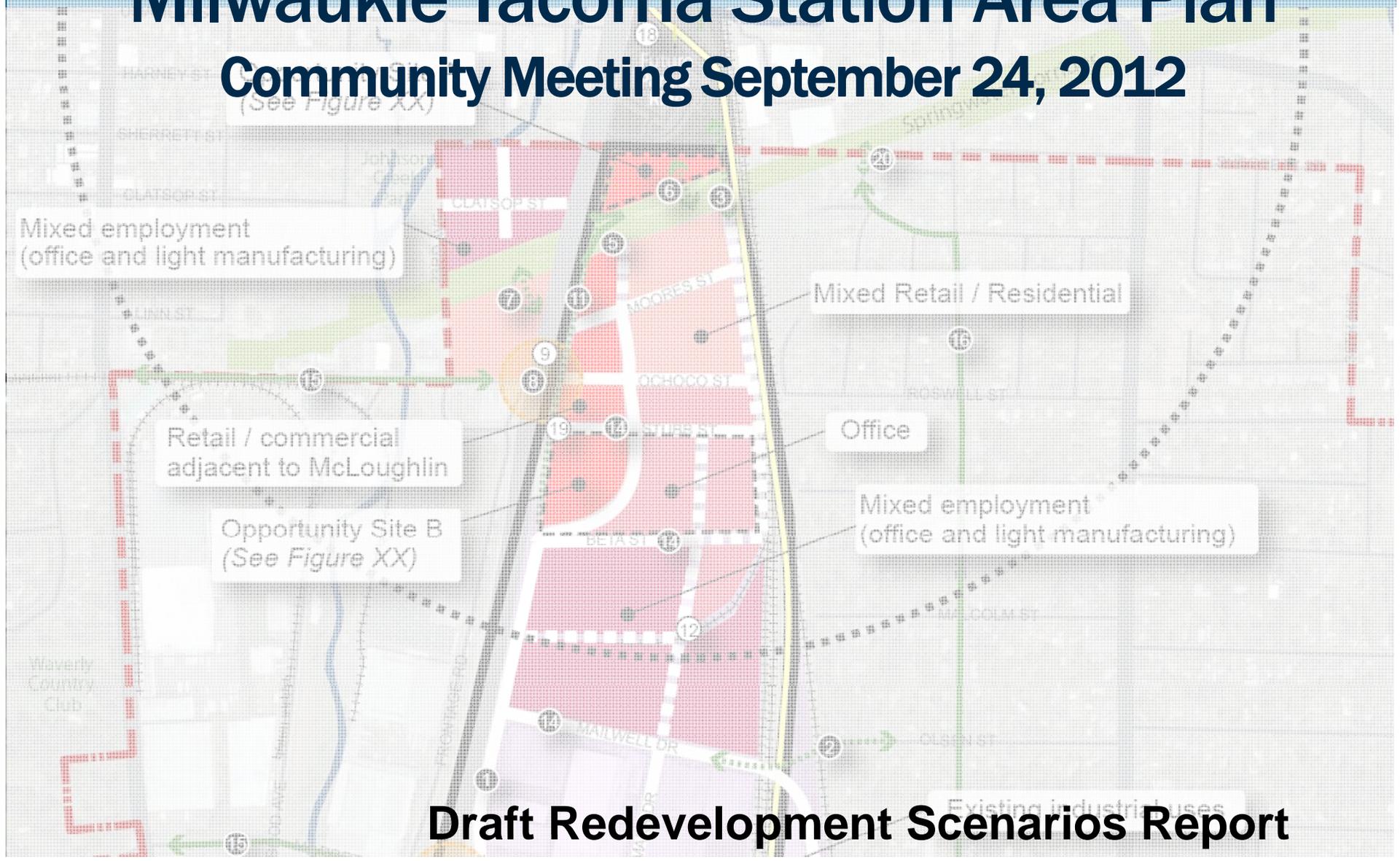


Milwaukie Tacoma Station Area Plan

Community Meeting September 24, 2012



Draft Redevelopment Scenarios Report

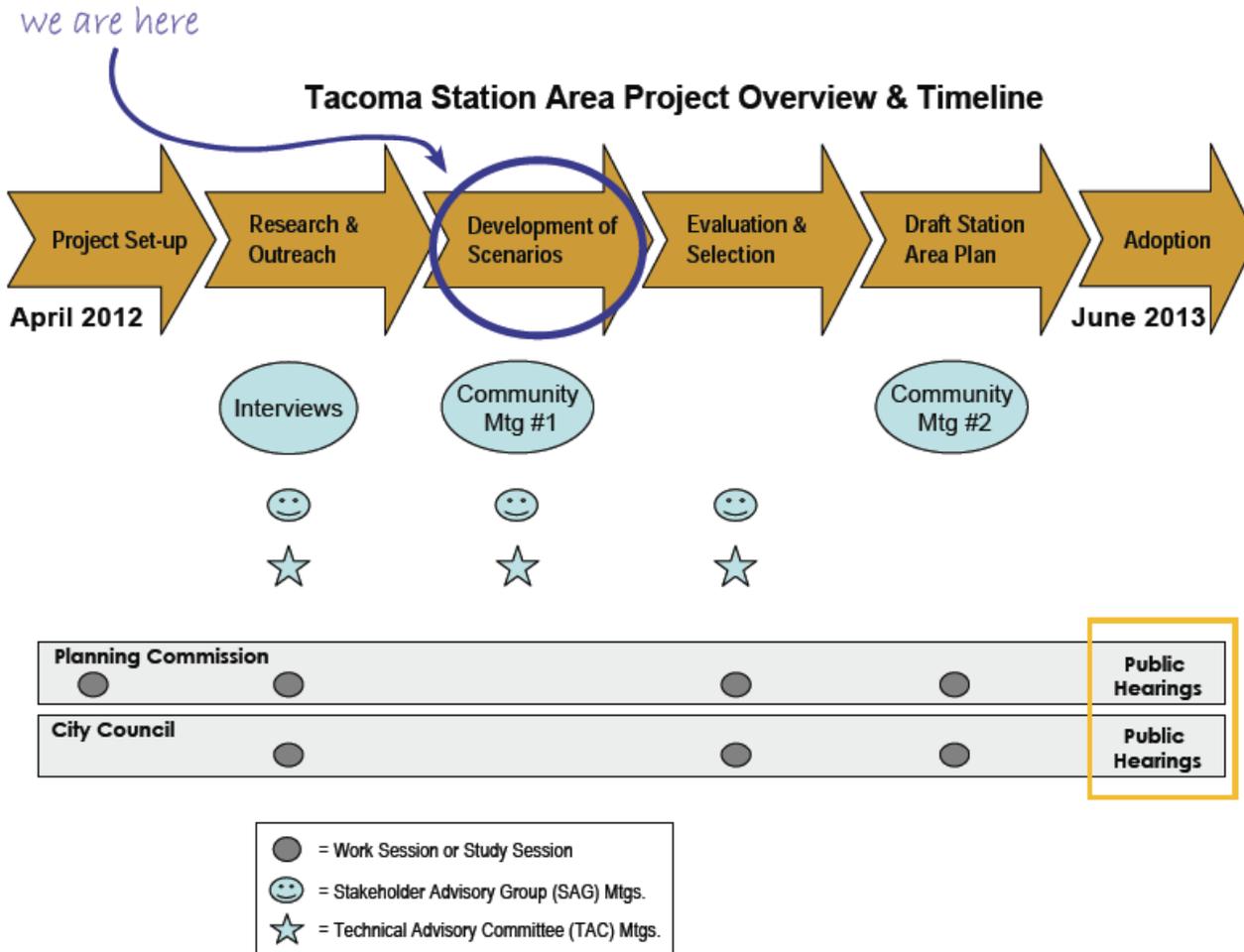


Presentation Outline

- › Project and study area overview
- › Goals and issues
- › Redevelopment scenarios – presentation & discussion
 - Common land use elements
 - Scenario 1 specific recommendations
 - Scenario 2 specific recommendations
 - Scenario 3 specific recommendations
 - Common transportation elements
 - Street design and parking recommendations



Project Status



Project Goals

- 1. Land Use & Economy.** Develop a proposed future land use scenario for the study area that promotes an **active station area community**, addresses **barriers to redevelopment** and establishes the area as a **community destination**.
- 2. Transportation.** Develop a transportation plan for the Tacoma Station Area that provides **multi-modal access** to the Tacoma light rail station and **enhanced connections** within the study area.
- 3. Implementation.** Develop an **achievable** plan that is **acceptable** to stakeholders and policy-makers.





Study Area Land Use



Redevelopment Scenarios

Opportunity Site A (all scenarios)

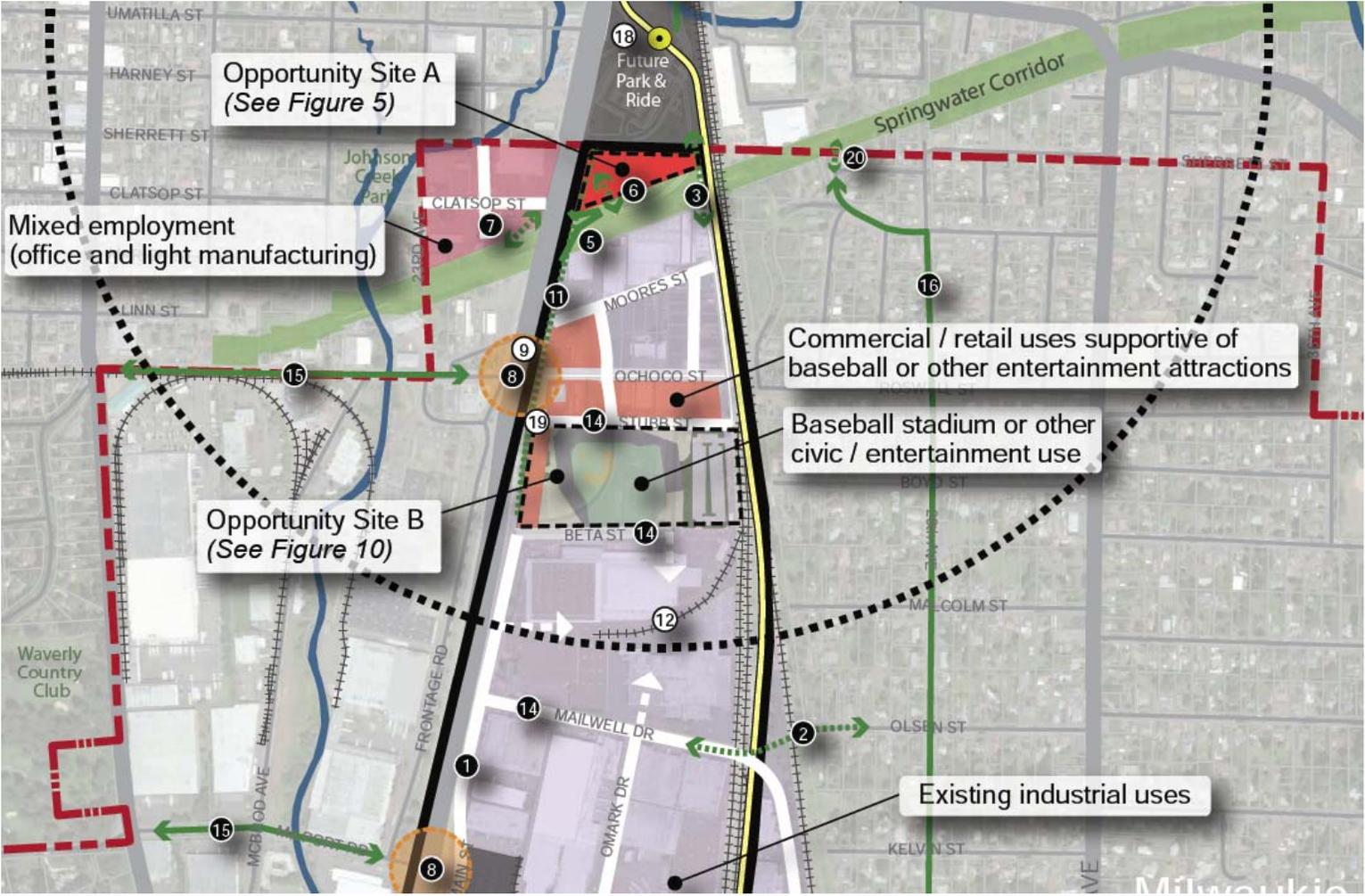


Figure 5. Conceptual Site Plan for Redevelopment of Opportunity Site A under all three scenarios

0 200 400 600 800 Feet
1 inch = 200 feet (at 11x17 inch display)



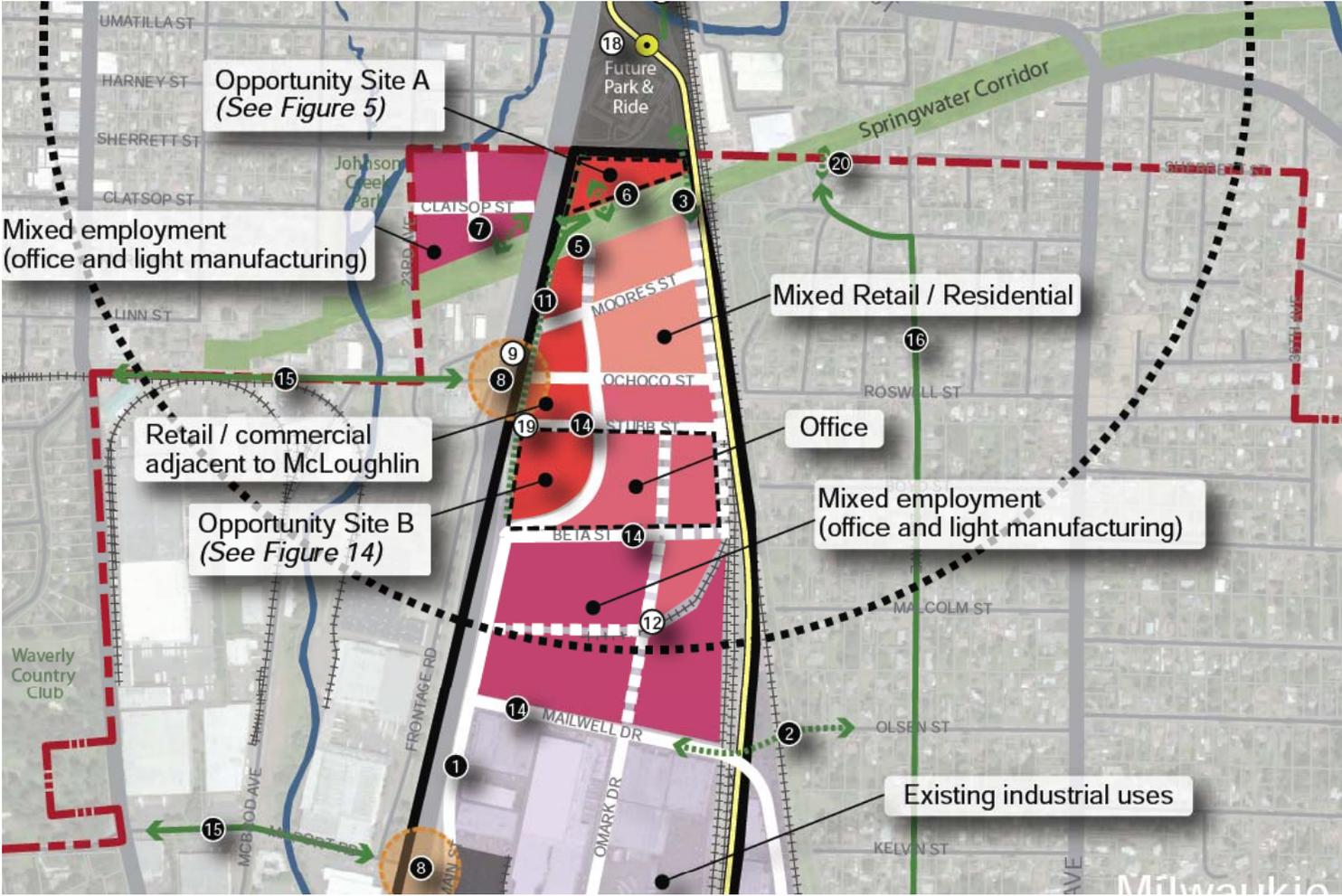
Redevelopment Scenario 1



Redevelopment Character



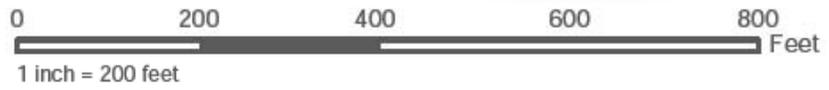
Redevelopment Scenario 2



Redevelopment Scenario 2 – Site B



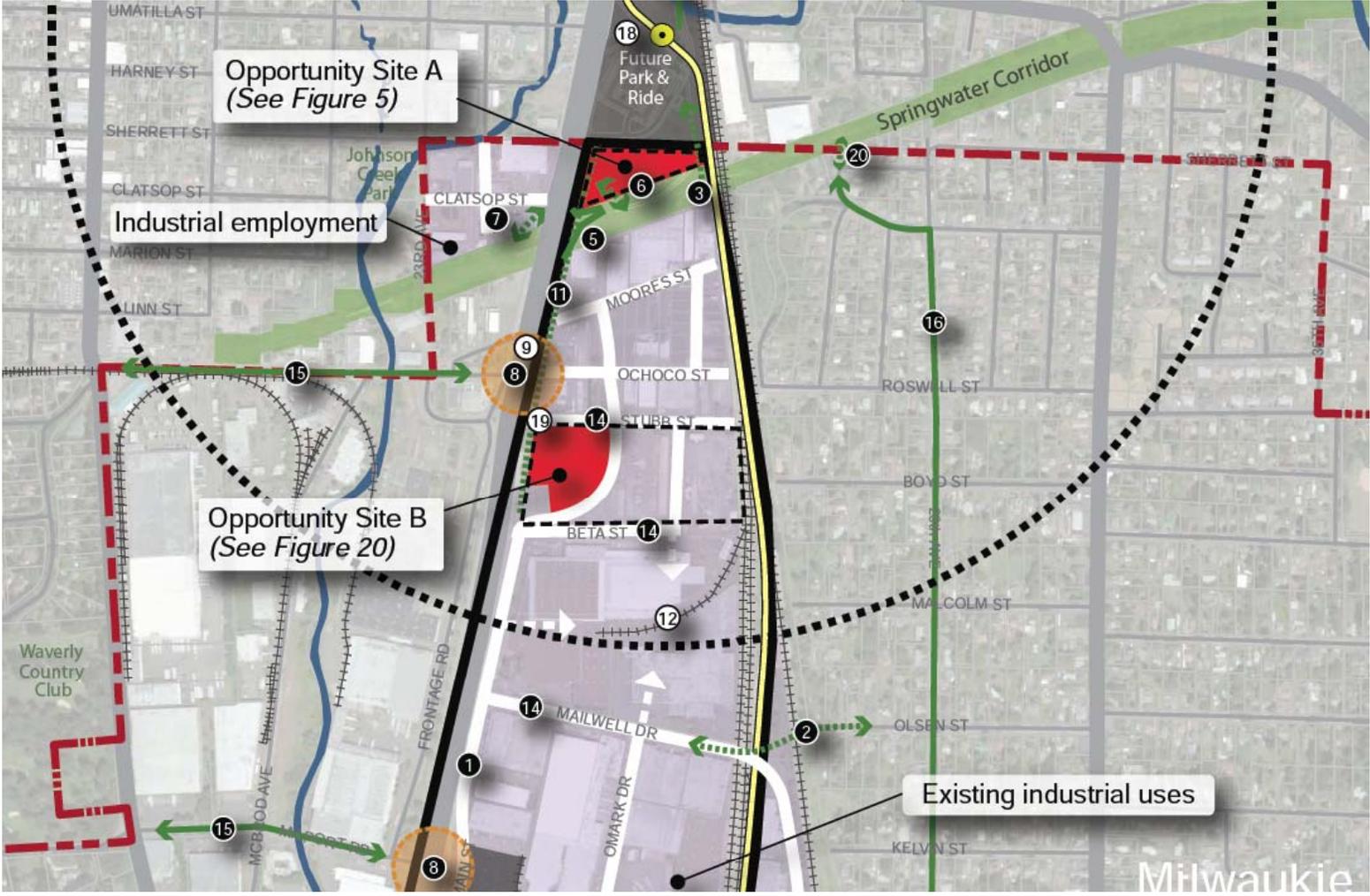
Figure 14. Conceptual Site Plan for Redevelopment of Opportunity Site B under Scenario 2



Redevelopment Character



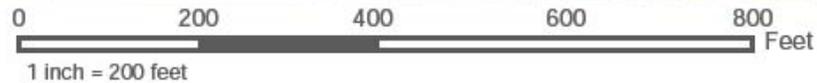
Redevelopment Scenario 3



Redevelopment Scenario 3 – Site B



Figure 20. Conceptual Site Plan for Redevelopment of Opportunity Site B under Scenario 3



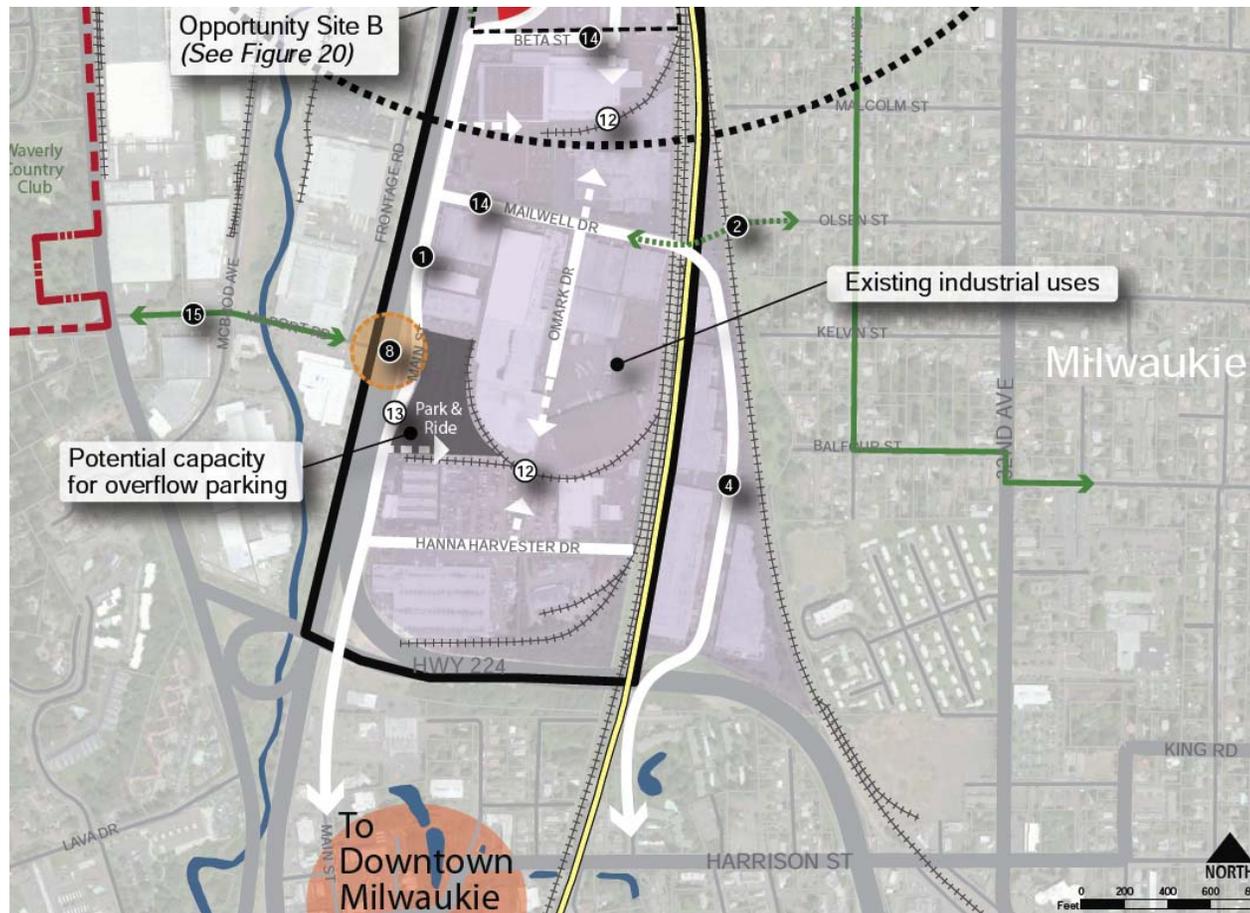
Redevelopment Character



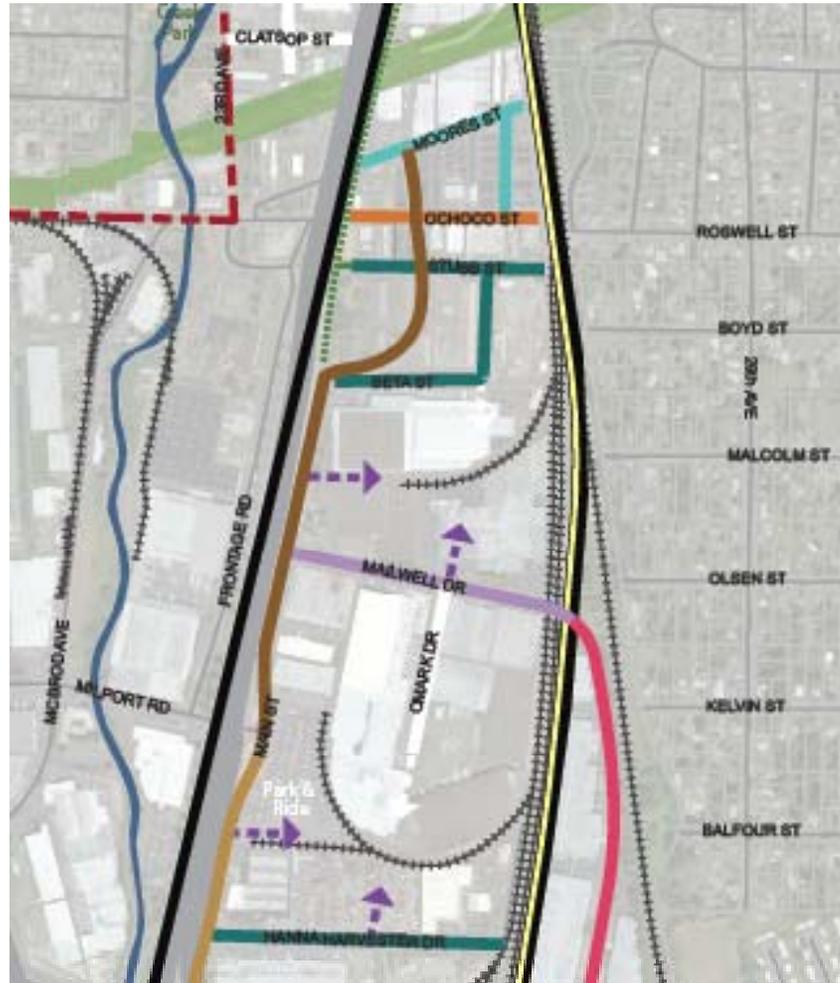
Redevelopment Scenarios – Common Transportation Elements (north)



Redevelopment Scenarios – Common Transportation Elements (south)



Proposed Street Designs



On-Street Parking Recommendations



Next Steps

- › Provide additional comments in writing by 10/1
- › Evaluate and refine scenarios – Oct/Nov
- › TAC/SAG meetings Nov/Dec
- › Draft Tacoma Station Area Plan Dec/Jan
- › Community review, refinement, implementation measures & adoption Feb-June

