

AGENDA

Tacoma Avenue Station Area Plan

Expert Panel Meeting

October 25, 2012

1:30 – 3:30 pm

**City of Milwaukie, City Hall (10722 SE Main Street),
Upstairs Conference Room**

- 1. Introductions and meeting objectives – 5 minutes**
- 2. Project overview – 15 minutes**
- 3. Discussion (see reverse side for questions) – 95 minutes**
- 4. Wrap-up and summary of key points – 5 minutes**

Expert Panel to Review Redevelopment Scenarios

Draft Discussion Questions

A. Redevelopment Scenarios and Transition to Other Uses

1. Initial responses to scenarios: What are your initial reactions to the scenarios in terms of their development feasibility in the short-term (5 years), medium-term (10-15 years), and long-term (10-20 years)? Are there specific aspects of any of the scenarios that you think are particularly attractive and/or challenging from a development perspective?
2. Land conversion: Several scenarios assume conversion from industrial to other uses for the northern portion of the study area. When might this area be ripe for that conversion? What factors can facilitate or frustrate conversion? What kind of space lends itself to that conversion?
1. Catalysts for redevelopment: In addition to light rail, what are important conditions, facilities or amenities that need to be in place to achieve the potential redevelopment scenarios we've identified (particularly #1 and #2)?
2. Commercial uses: What commercial uses can likely succeed as an island in a primarily industrial area like this one during the interim?
3. Residential development: What do you think of the idea of residential development in the portions of the study area we have indicated? What types of housing units might be feasible or viable and during what potential future time period?
4. ODOT site: What types of opportunities do you see for this site in the future? What types of investments or strategies could make this site particularly viable for redevelopment?

B. Implementation Strategies

1. Successful strategies: What city or other actions would increase developer confidence or interest in investment in this area? (e.g., design standards; creation of a business association; a tax abatement; cost sharing, parking management, etc.)
2. Parking: How would you characterize the need for parking to support proposed uses, particularly non-industrial uses, in the short and long term? Would eliminating minimum parking requirements and instituting relatively aggressive maximum ratio requirements be seen as an enticement or an obstacle to future development in this area?
3. Other considerations? What else do we need to consider in thinking about how to implement or achieve any of these scenarios in the short, medium and long-term?