

# Tacoma Station Area Plan Goals and Objectives

## Introduction

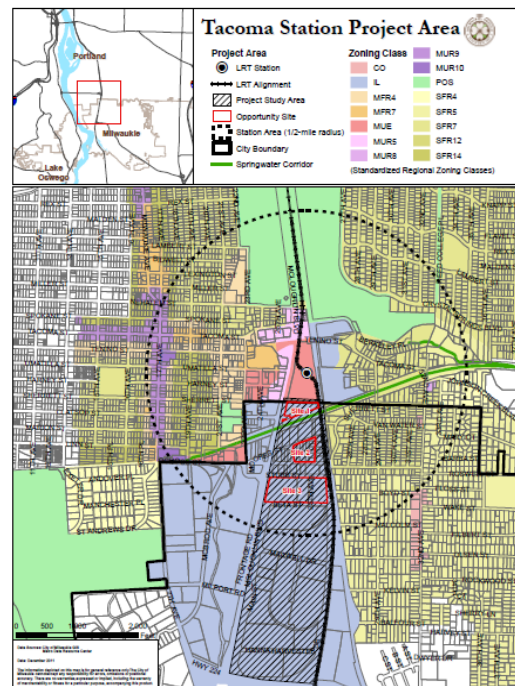
The Portland to Milwaukie Light Rail line is expected to open for service in 2015 and will include a station near the SE McLoughlin Blvd/Tacoma Street interchange. The **Tacoma Station Area Plan** (Plan) is being developed by the City of Milwaukie in coordination with others to examine



Tacoma Station Area Rendering

opportunities for redevelopment and investment in the vicinity of the new light rail station. As part of this process, team members will work with property owners and other stakeholders to identify and evaluate potential redevelopment scenarios for the area.

The Plan study area is bound by McLoughlin Boulevard (OR99E) on the west, the railroad on the east, the Tacoma Station on the north and Highway 224 on the south. The study area includes areas within the City of Portland; however, proposed changes included with the final Plan will be limited to those areas within the City of Milwaukie. Plan development will occur from summer 2012 to June 2013 and will include participation from area property owners, tenants, interested community members and affected public agencies.



Plan Study Area

One of the first steps in the planning process is to identify goals and objectives for the Station Area Plan. The goals and objectives will be used to guide the planning process and will provide a framework for the evaluation measures that will be used to assess potential redevelopment scenarios. This document includes draft goals and objectives and also provides an overview of the plan development process, including a brief description of major steps and indicates public input opportunities.

## Goals & Objectives

**Goal 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.

### Goal 1 Objectives

- Plan the study area to take advantage of its proximity to the light rail station, Springwater Corridor regional multi-use trail, Highway OR 99E and heavy rail. Include land use and implementation measures to promote the area as an employment center and potential activity hub.
- Allow the existing industrial uses on manufacturing land to continue to operate and be viable while also considering a broader mix of uses in the future.
- Identify a preferred redevelopment scenario that is feasible from a market and transportation perspective.
- Consider how the area could redevelop to support a baseball stadium or other major redevelopment of the existing Oregon Department of Transportation maintenance facility (called Opportunity Site 3).
- Increase contributions to the local economy.
- Improve conditions related to safety and implement strategies to prevent crime.



Portland to Milwaukie Alignment

**Goal 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.

### Goal 2 Objectives

- Improve bicycle and pedestrian access in the study area, especially to the Tacoma light rail station and downtown.
- Limit improvements to OR 99E in the study area to those needed to enhance operations and safety.
- Determine whether the station area would qualify for reduced trip generation rates by meeting requirements to be a “Multimodal Mixed-Use Area” as defined in the Oregon Transportation Planning Rule (TPR), section 0060(10).
- Use the Sustainable Transportation Analysis & Rating Systems (STARS) to develop evaluation criteria for access and mobility, safety and health, and economic benefit and consider system performance.
- Improve access for all modes of travel and increase the share of trips by walking and bicycling within the area.
- Improve conditions related to truck access and maneuvering, parking and street conditions.

**Goal 3 – Implementation.** Develop an achievable plan that is acceptable to stakeholders and policy-makers.

### Goal 3 Objectives

- Prepare a Tacoma Station Area Plan for adoption as an element of the Milwaukie Comprehensive Plan.
- Identify amendments to the City’s Comprehensive Plan, Transportation System Plan and Zoning Code to update the city’s existing Manufacturing Zone, and to implement the Tacoma Station Area Plan.
- Include land use and implementation measures that result in attractive, transit-supportive and people-oriented development.

## Plan Development Process

Development of the Tacoma Station Area Plan will include the following steps:

1. **Research and outreach.** The project team will conduct research and identify opportunities and constraints to future redevelopment in the study area. The City will conduct stakeholder interviews with local property owners and others during this step.

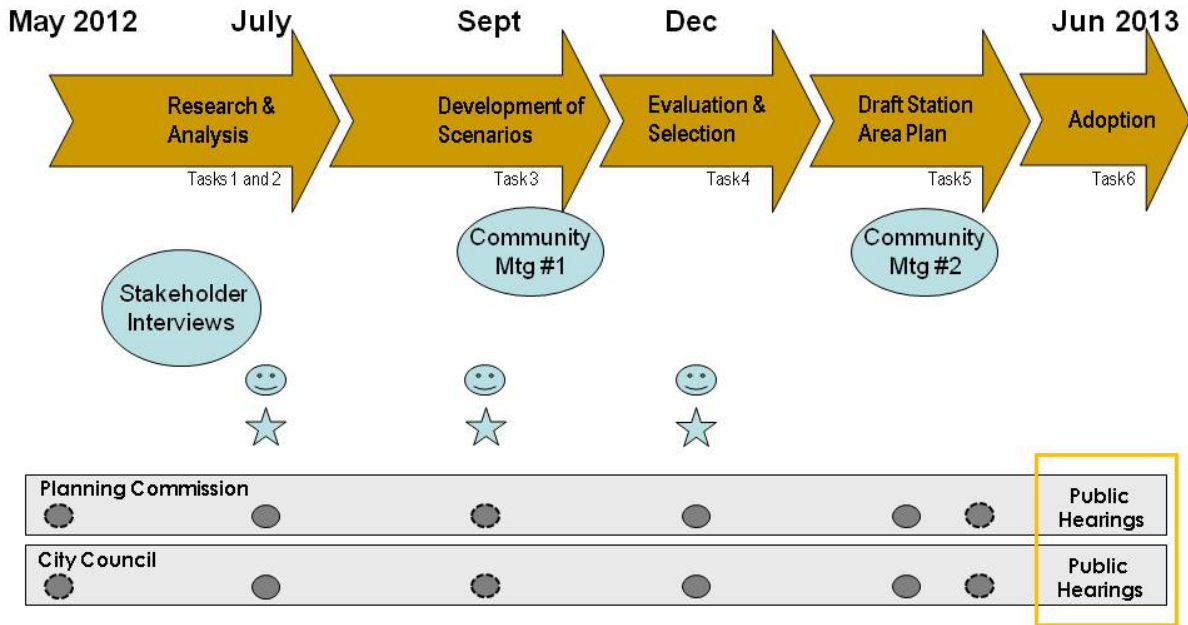
2. **Development of scenarios.** This step will focus on development of the three land use and development scenarios for the study area.
3. **Evaluation and selection.** The three scenarios will be refined and assessed using the evaluation measures established in previous steps; City Council will select a preferred redevelopment scenario.
4. **Draft Station Area Plan.** The project team will draft the Tacoma Station Area Plan based on the results of the evaluation of scenarios and community input.
5. **Adoption.** The city will present the Tacoma Area Station Plan at a series of public work sessions and hearings before the Planning Commission and City Council for adoption into the Comprehensive Plan.

Meaningful opportunities for citizens to be involved in the Tacoma Station Area Planning process throughout the plan development will include the following:

- Involve major employers, other property owners, institutions and business groups that will be impacted by and/or benefit from the plan.
- Inform and involve other established community groups and surrounding residents.
- Work with technical and stakeholder advisory groups to review and comment on project deliverables and make recommendations to the Project Management Team.
- Use a variety of tools to allow all citizens of Milwaukie the opportunity to learn about and participate in the planning process.
- Regularly update the city's Planning Commission and City Council about the project and seek their advice on key decision points.

The following diagram summarizes the plan development process and indicates timing for various public input opportunities.

## TACOMA STATION AREA PROJECT OVERVIEW



- 😊 = Stakeholder Advisory Group (SAG) Mtg
- ★ = Technical Advisory Committee (TAC) Mtg
- = Work or Study Session
- = TBD by City's Public Involvement Plan