



**MILWAUKIE SOUTH DOWNTOWN
Steering Committee Meeting #3
August 19, 2010**

Phase 1	2008	South Downtown Concept Plan Review, Validation, Exploration and Development
Phase 2	2008-09	Diagnosis Pattern Language for a New South Downtown Concept
Phase 3	2009	Guidelines and Strategies for Implementation
Phase 4	2010	Pattern Language and Concept Plan Testing and Refinement
Phase 5	2011-12	NonProfit or CDC Formation Zoning and Comp Plan Updates Land Disposition and Development Agreements
Phase 6	2012-13	Capitalizing the NonProfit or CDC Light Rail Construction Begins Early Stage Construction Activities
Phase 7	2014-	Plaza Construction Gradual but Continual South Downtown Redevelopment

South Downtown Process

South Downtown Refinement	2010				
	April	May	June	July	August
<i>DRAFT SCHEDULE</i>					
1.0 Orientation and Kickoff Meeting	[Green Circle] [Blue Circle]				
2.0 Plan Evaluation and Initial Assessment		[Purple Circle] [Blue Circle] [Green Circle] [Yellow Circle]			
3.0 Alternative Concepts & Open House			[Purple Circle] [Blue Circle] [Green Circle] [Yellow Circle] [Red Circle]		
4.0 Preferred Concept and Implementation					[Purple Circle] [Yellow Circle]



Monthly Project Management Team Meetings

-  Steering Committee
-  Development Advisors
-  Public Open House **Farmers Market Sept. 12**
-  Trimet Coordination
-  Triangle Site Coordination

Phase 4 Schedule

1. Relationship to surrounding areas
2. Plaza core and focus of South Downtown
3. Plaza at head of Main Street
4. Views of Willamette and setting sun
5. Station leads directly into the Plaza
6. Inner frontage ring of two-story buildings
faced with generous colonnade
7. Second, wider, deeper outer ring of land
8. 25% of land restored to its natural state
9. Dwellings and workplaces on same lot
10. Overall building density (180,000sf)
11. Individual craftspeople, masonry tradition
12. Individual and personal qualities
13. Connections...for cars, buses, bikes

Recommended Revisions to Pattern Language

Closure of Main Street/Lake Road

Parking Structure and Terrace

Station's relationship to Plaza

Tower in Plaza

Secondary Ring of Buildings

Essential Elements

Plaza as central anchor for South Downtown

Vibrant, lively, public place

Activity in evenings

Intimate scale

Small, local businesses and artist studios

Respect history, reuse buildings

Use locally-appropriate materials

Preserved views and connections to River

Preserved natural elements

Pedestrian and bike-friendly

Integrated light rail station

Hide parking

Milwaukie South Downtown: Existing Block Pattern



Milwaukie South Downtown: Existing Block Pattern





**Milwaukie South Downtown:
Historic Built Environment**



**Milwaukie South Downtown:
Existing Built Environment**



**Milwaukie South Downtown:
Existing Built Environment**



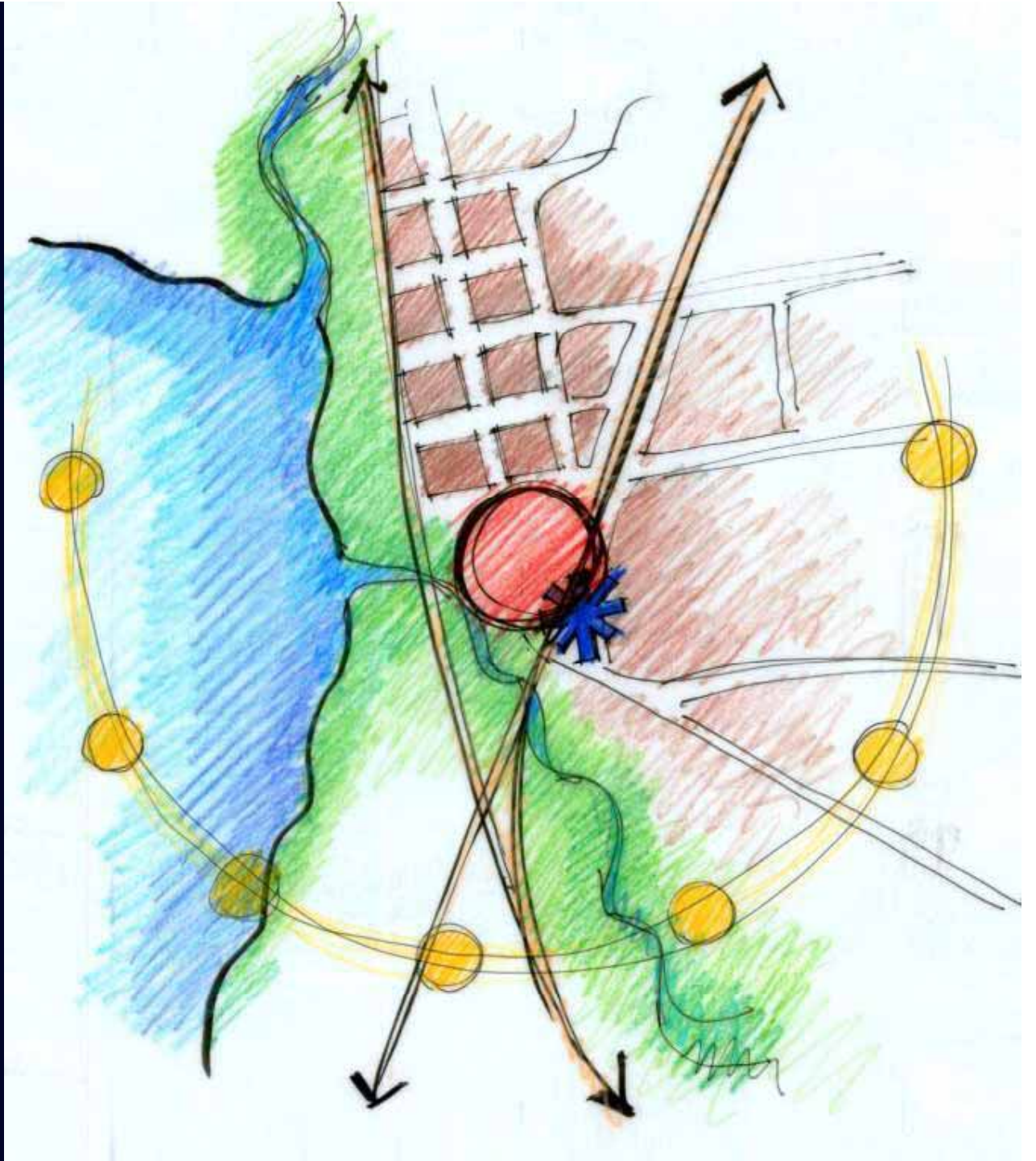
**Milwaukie South Downtown:
Existing Built Environment**

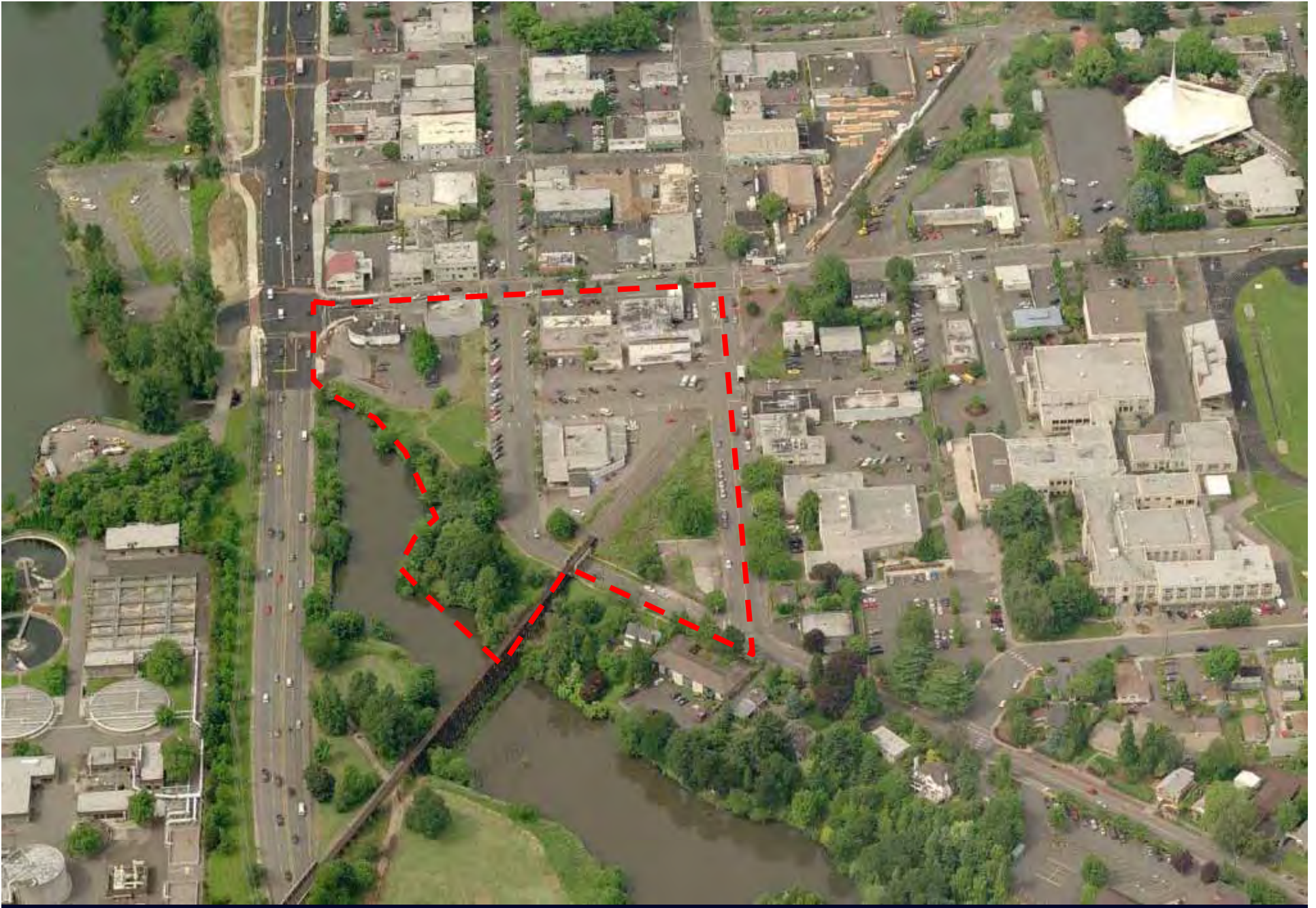


Downtown Snohomish
Historic Mixed-Use Commercial Neighborhood

- **Potential catalysts:** Farmers' Market, Riverfront, City Hall /Library, Dark Horse
- Small business incubators
- Organic incremental approach
- Smaller grain, irregular scale
- On-street and tuck-under parking
- Phasing critical
- Smaller plaza
- Strong connection to station
- New code
- Redevelopment agency
- Innovative incentives







Existing Conditions



Existing Conditions

Future Projects

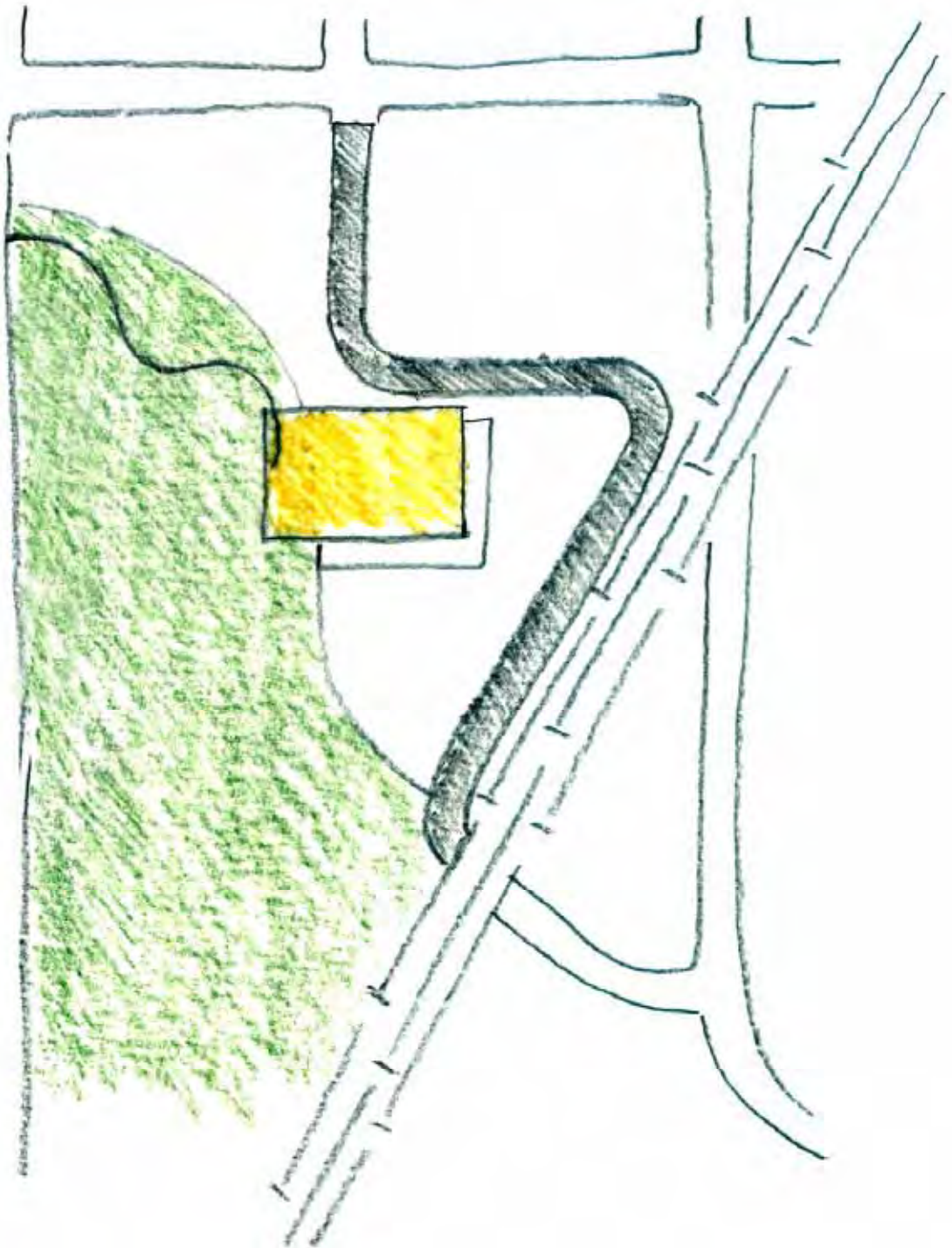




Existing Conditions

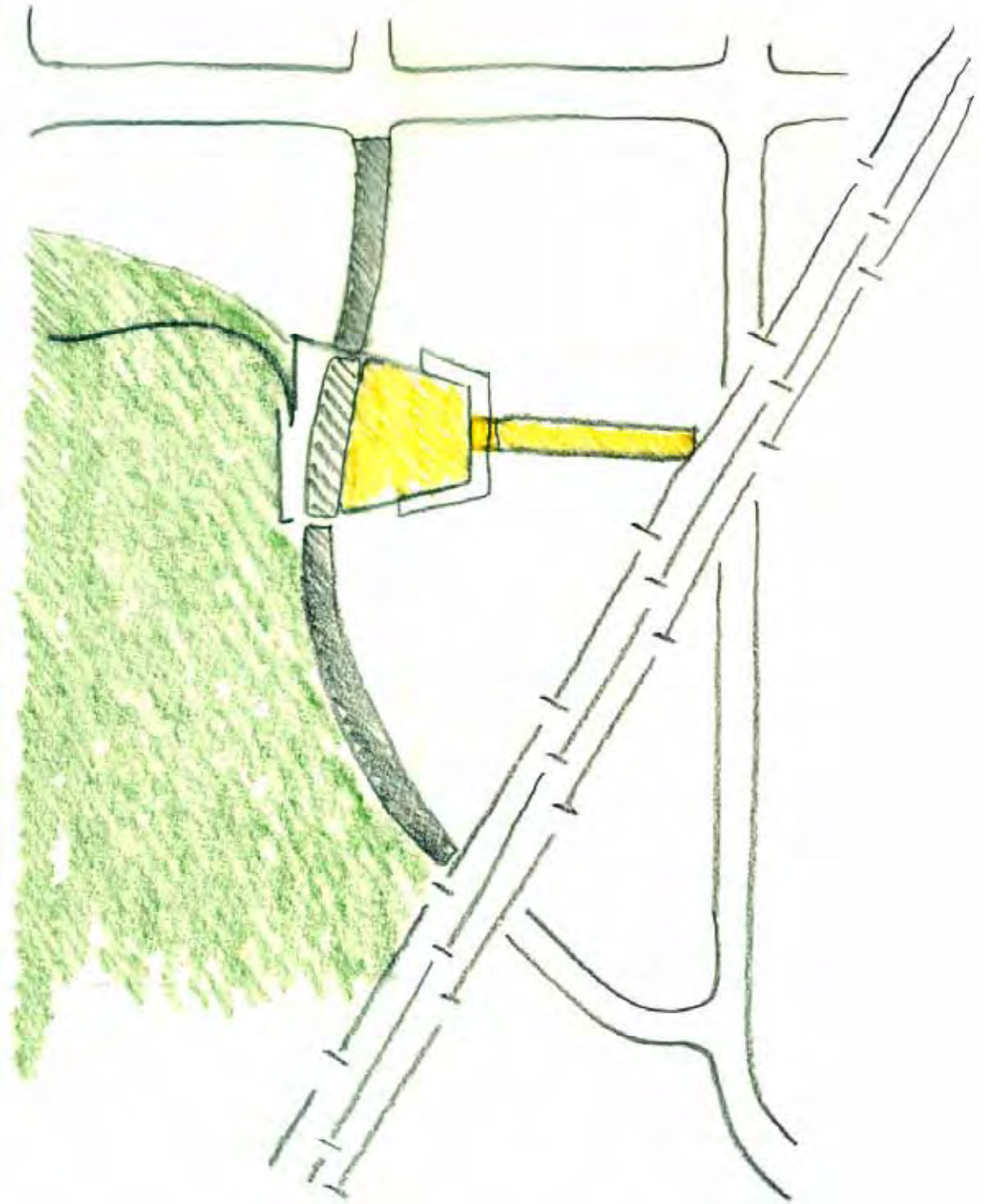
What we heard:

- Range of opinions on schemes
- Bridge over McLoughlin
- Seamless connection from plaza to bridge
- Close Main Street on week-ends and special occasions
- Step back top floor of Main Street buildings
- Plaza is right scale and location
- More plaza to the west
- Better connections to nature
- Soften edges of the plaza
- Buildings shouldn't hide the plaza
- Alleyway onto 21st should be right-in/right-out
- Improve bike access



Scheme C

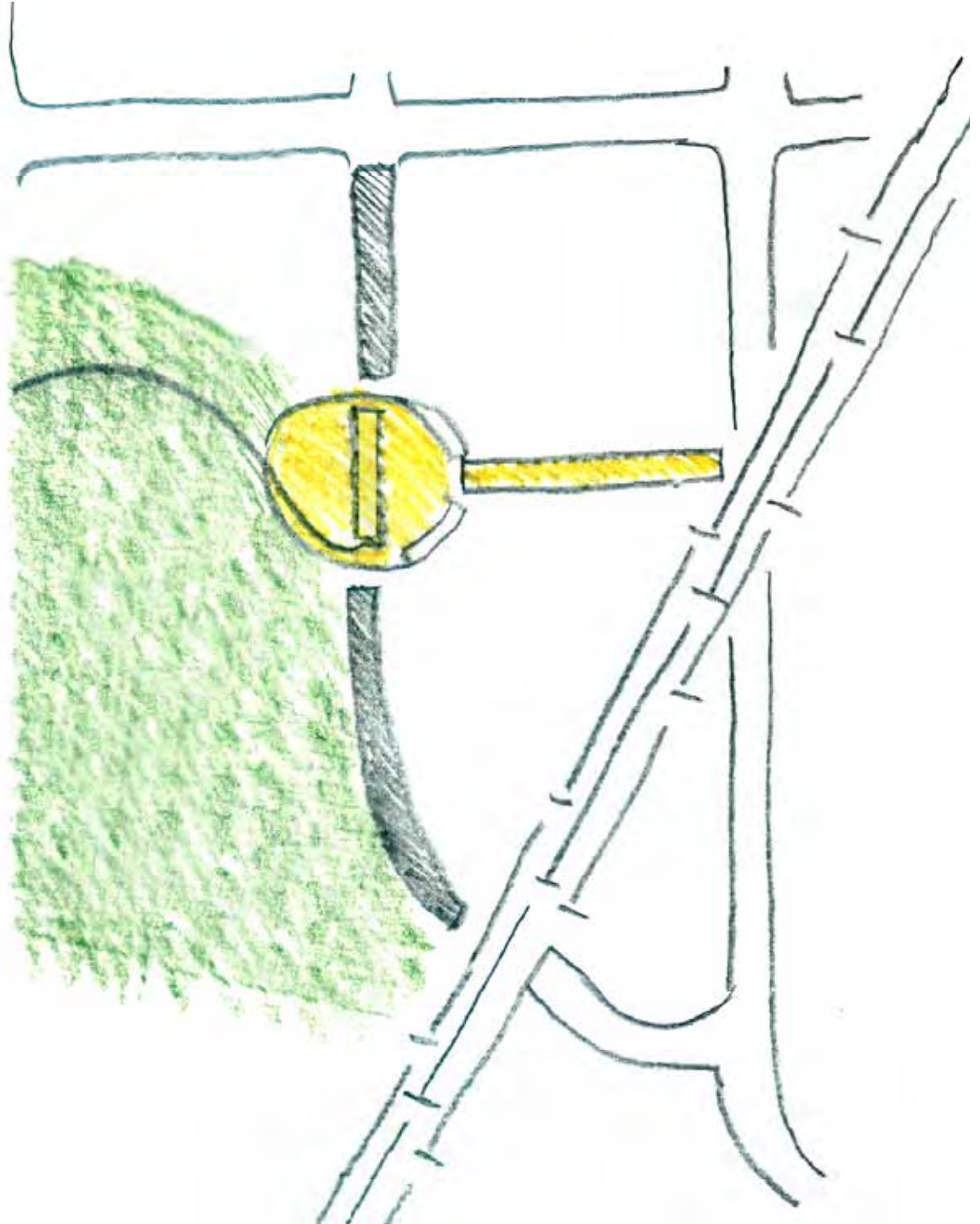




Scheme B

Scheme B

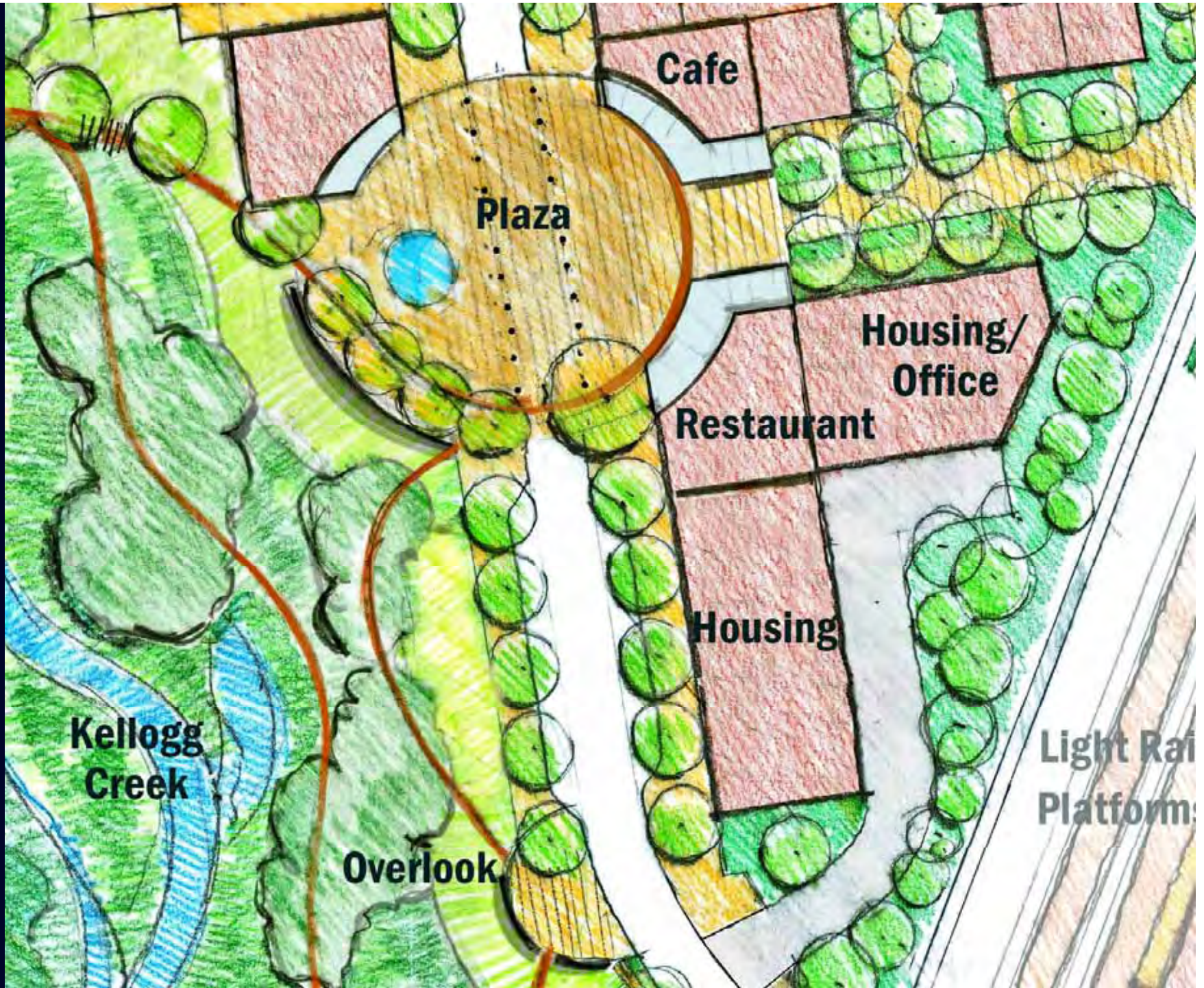




Scheme A

Scheme A





A



Walker Macy 2007

SCALE























EDGES











NATURE







CIRCULATION







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