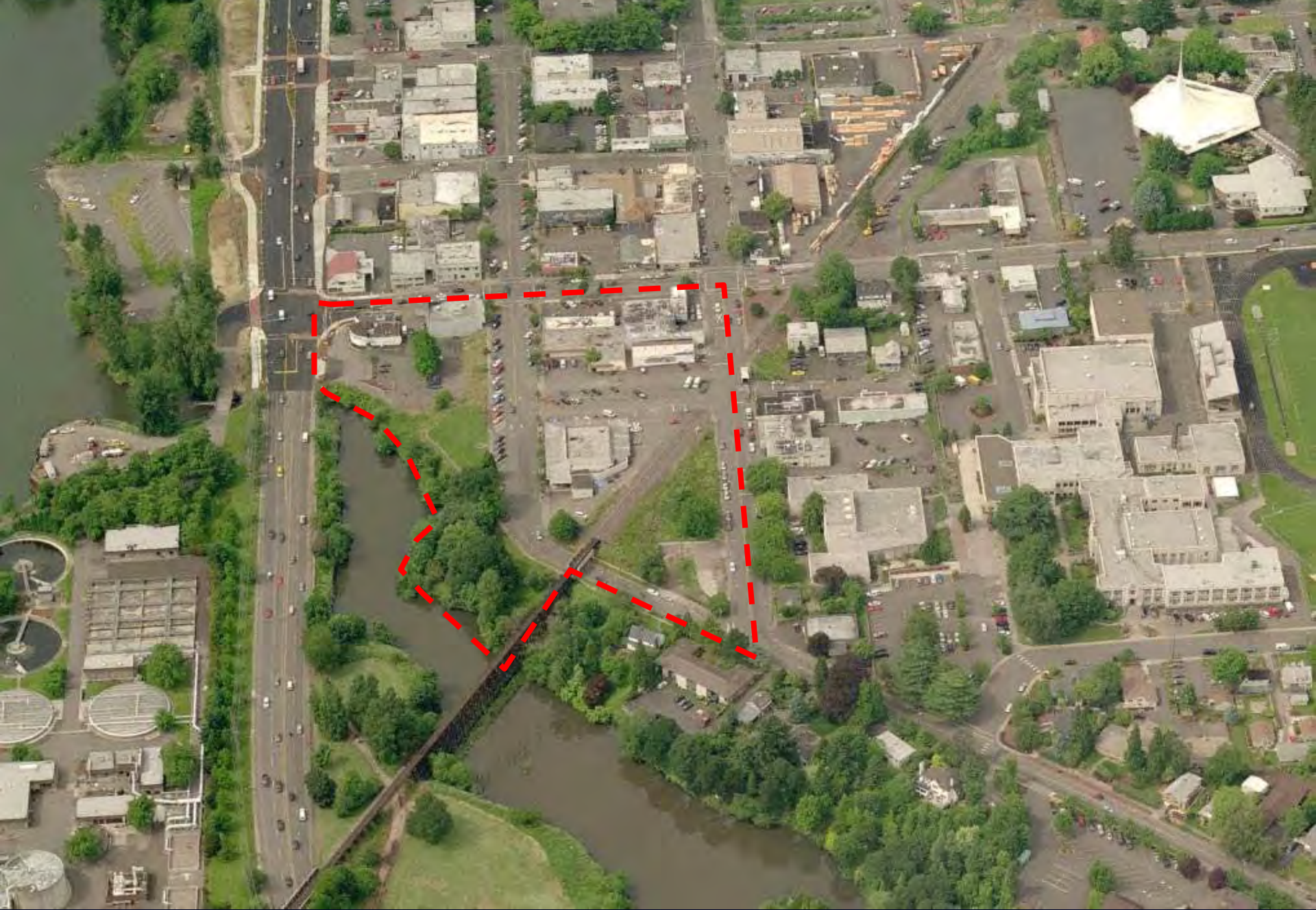





**MILWAUKIE SOUTH DOWNTOWN
Steering Committee Meeting #1
May 27, 2010**

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



Study Area

Milwaukee South Downtown Refinement	2010				
DRAFT SCHEDULE	April	May	June	July	August
1.0 Orientation and Kickoff Meeting					
2.0 Plan Evaluation and Initial Assessment					
3.0 Alternative Concepts & Open House			 *		
4.0 Preferred Concept and Implementation					

Monthly Project Management Team Meetings

-  Steering Committee
-  Development Advisors
-  Public Open House
-  Trimet Coordination
-  Triangle Site Coordination

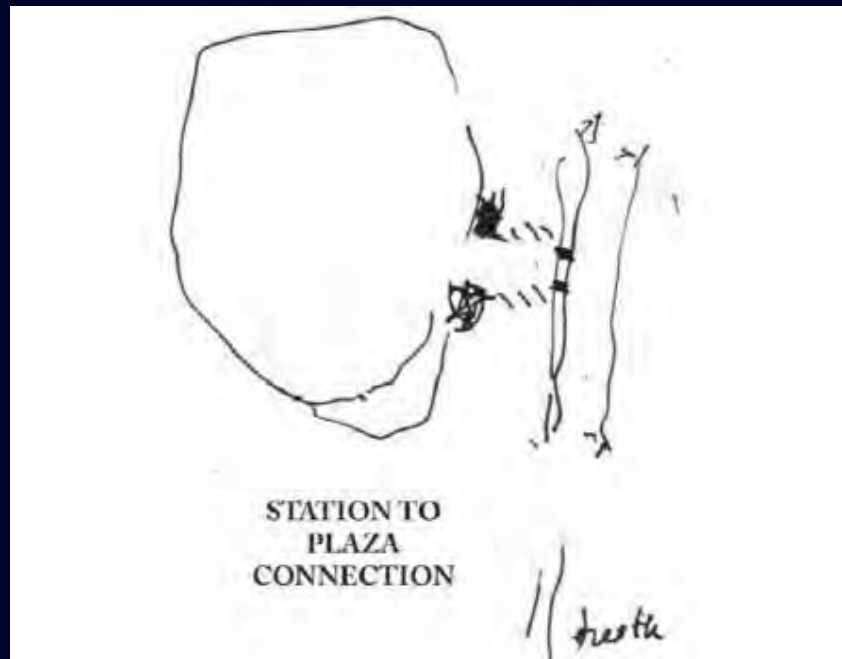
*** Development Advisors Social (June 9)**

A Pattern Language
for
THE SOUTH DOWNTOWN
OF MILWAUKIE, OREGON

JUNE 2009 DRAFT
FOR THE PURPOSES OF STUDY ONLY

CENTER FOR ENVIRONMENTAL STRUCTURE
Berkeley, California

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
11. Individual craftspeople, masonry tradition
12. Individual and personal qualities
13. Connections...for cars, buses, bikes



Pattern Language Assessment



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

Vibrant, lively place

Plaza as central anchor for South Downtown

Activity in evenings

Small, local businesses and artist's studios

Respect history, reuse buildings

Locally-appropriate materials

Open public spaces activated with people

Intimate scale

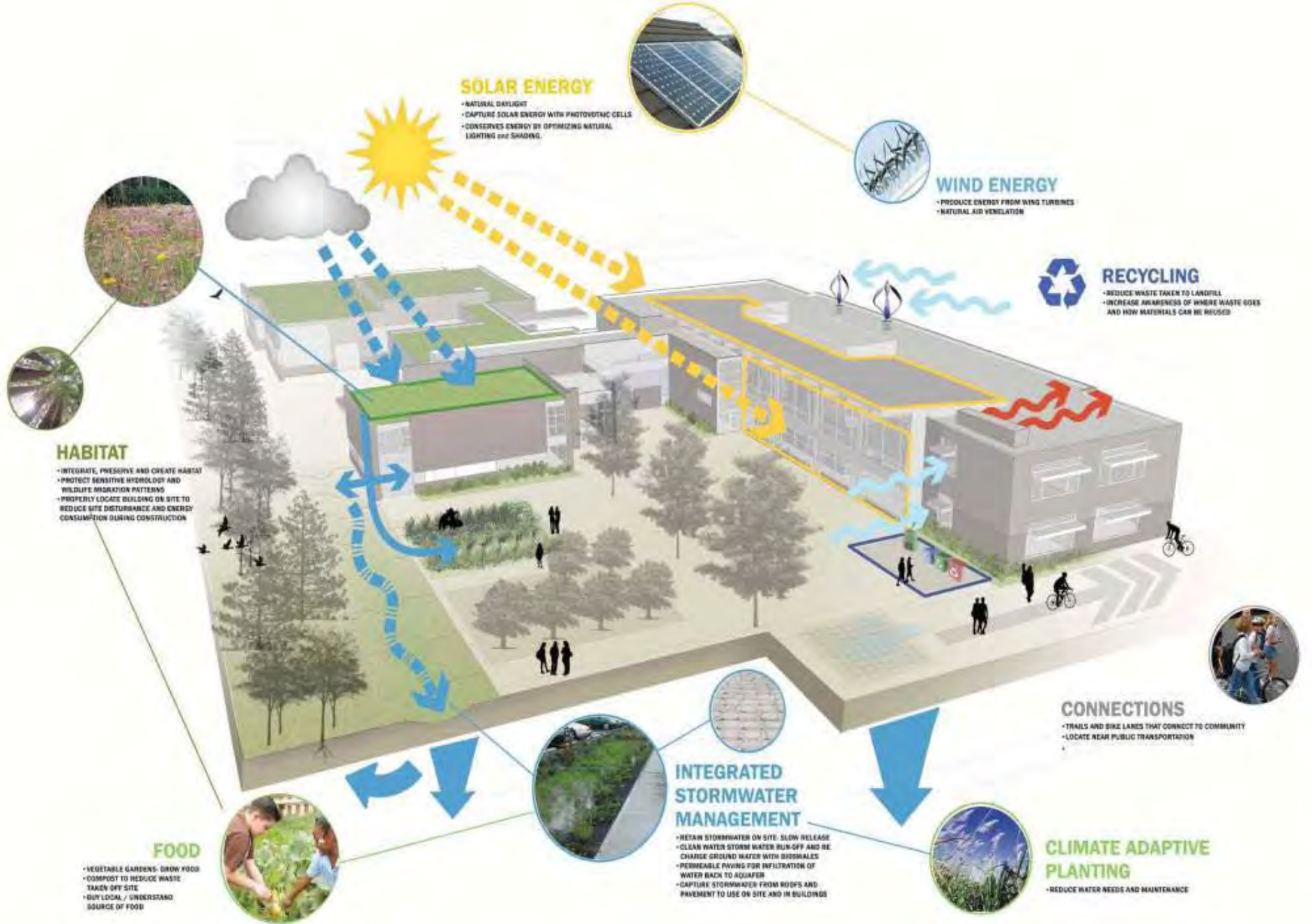
Preserved views and connections to River

Preserved natural elements

Pedestrian and bike-friendly

Integrated light rail station

Hide parking



SOLAR ENERGY

- NATURAL DAYLIGHT
- CAPTURE SOLAR ENERGY WITH PHOTOVOLTAIC CELLS
- CONSERVES ENERGY BY OPTIMIZING NATURAL LIGHTING AND SHADING.



WIND ENERGY

- PRODUCE ENERGY FROM WIND TURBINES
- NATURAL AIR VENTILATION



RECYCLING

- REDUCE WASTE TAKEN TO LANDFILL
- INCREASE AWARENESS OF WHERE WASTE GOES AND HOW MATERIALS CAN BE REUSED

HABITAT

- INTEGRATE, PRESERVE AND CREATE HABITAT
- PROTECT SENSITIVE HYDROLOGY AND WILDLIFE MIGRATION PATTERNS
- PROPERLY LOCATE BUILDING ON SITE TO REDUCE SITE DISTURBANCE AND ENERGY CONSUMPTION DURING CONSTRUCTION



FOOD

- VEGETABLE GARDENS: GROW FOOD
- COMPOST TO REDUCE WASTE TAKEN OFF SITE
- BUY LOCAL / UNDERSTAND SOURCE OF FOOD



INTEGRATED STORMWATER MANAGEMENT

- RETAIN STORMWATER ON SITE: SLOW RELEASE
- CLEAN WATER STORM WATER RUN-OFF AND RECHARGE GROUND WATER WITH BIOSHALES
- PERMEABLE PAVING FOR INFILTRATION OF WATER BACK TO AQUIFER
- CAPTURE STORMWATER FROM ROOFS AND PAVEMENT TO USE ON SITE AND IN BUILDINGS



CONNECTIONS

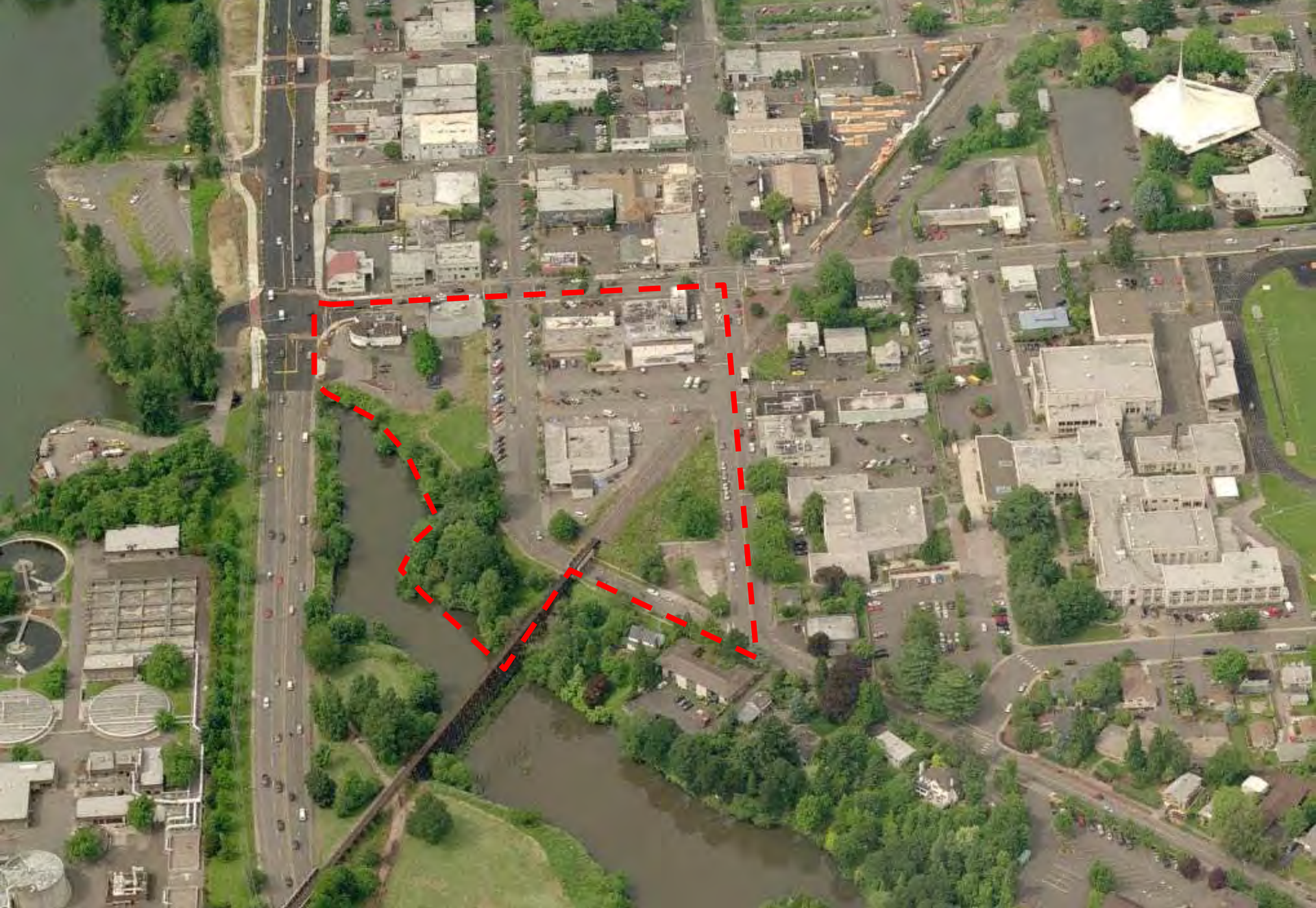
- TRAILS AND BIKE LANES THAT CONNECT TO COMMUNITY
- LOCATE NEAR PUBLIC TRANSPORTATION



CLIMATE ADAPTIVE PLANTING

- REDUCE WATER NEEDS AND MAINTENANCE





Existing Conditions



Existing Conditions



Existing Conditions



Existing Conditions



Existing Conditions



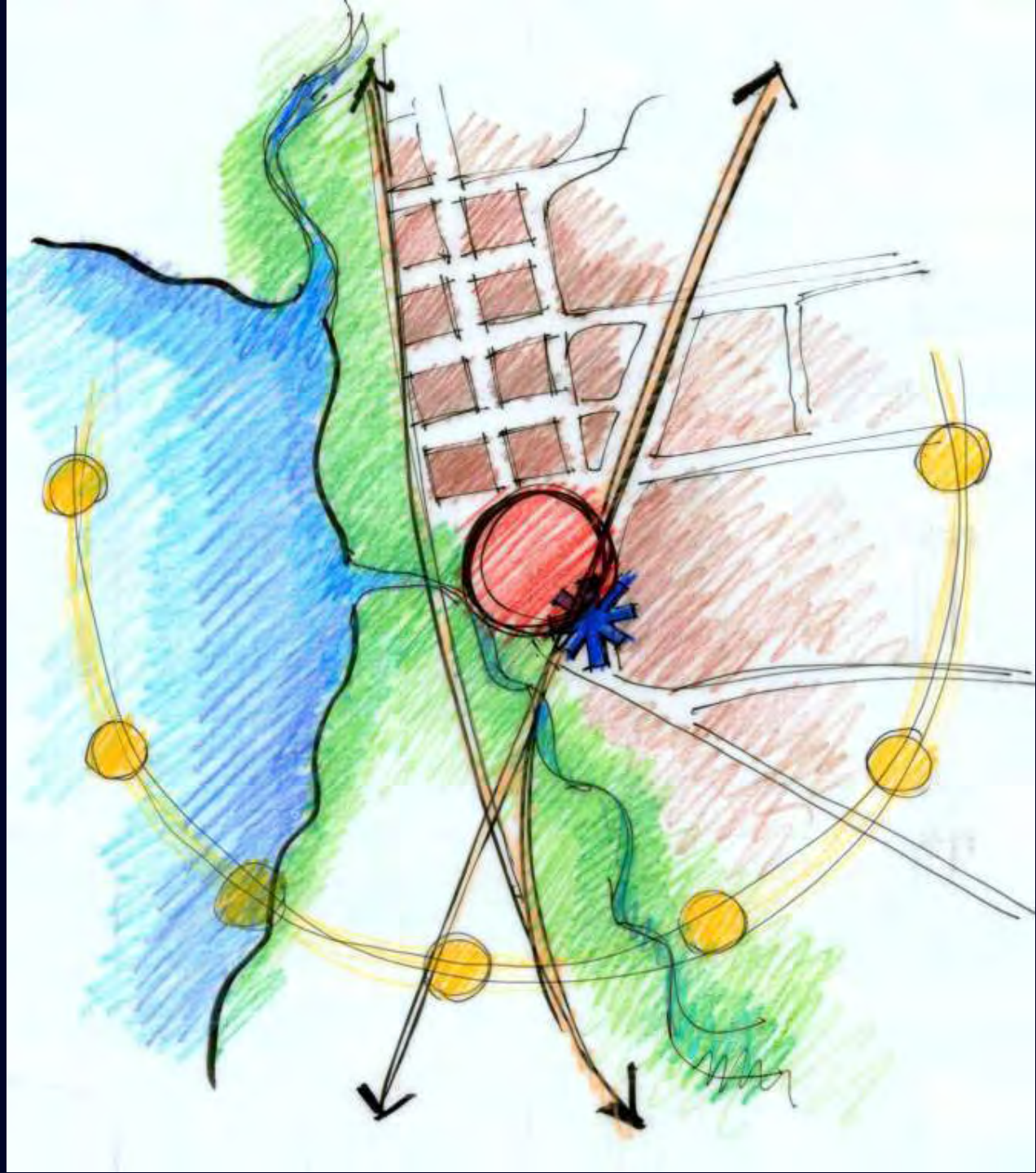
Existing Conditions



Existing Conditions



Existing Conditions



Existing Conditions



Future Projects



Existing Conditions



Existing Conditions



Public Space Precedents



Public Space Precedents



Public Space Precedents



Public Space Precedents



Public Space Precedents



Public Space Precedents



Public Space Precedents



Public Space Precedents



Public Space Precedents



Public Space Precedents



Public Space Precedents



Circulation Precedents



Circulation Precedents



Circulation Precedents



Circulation Precedents



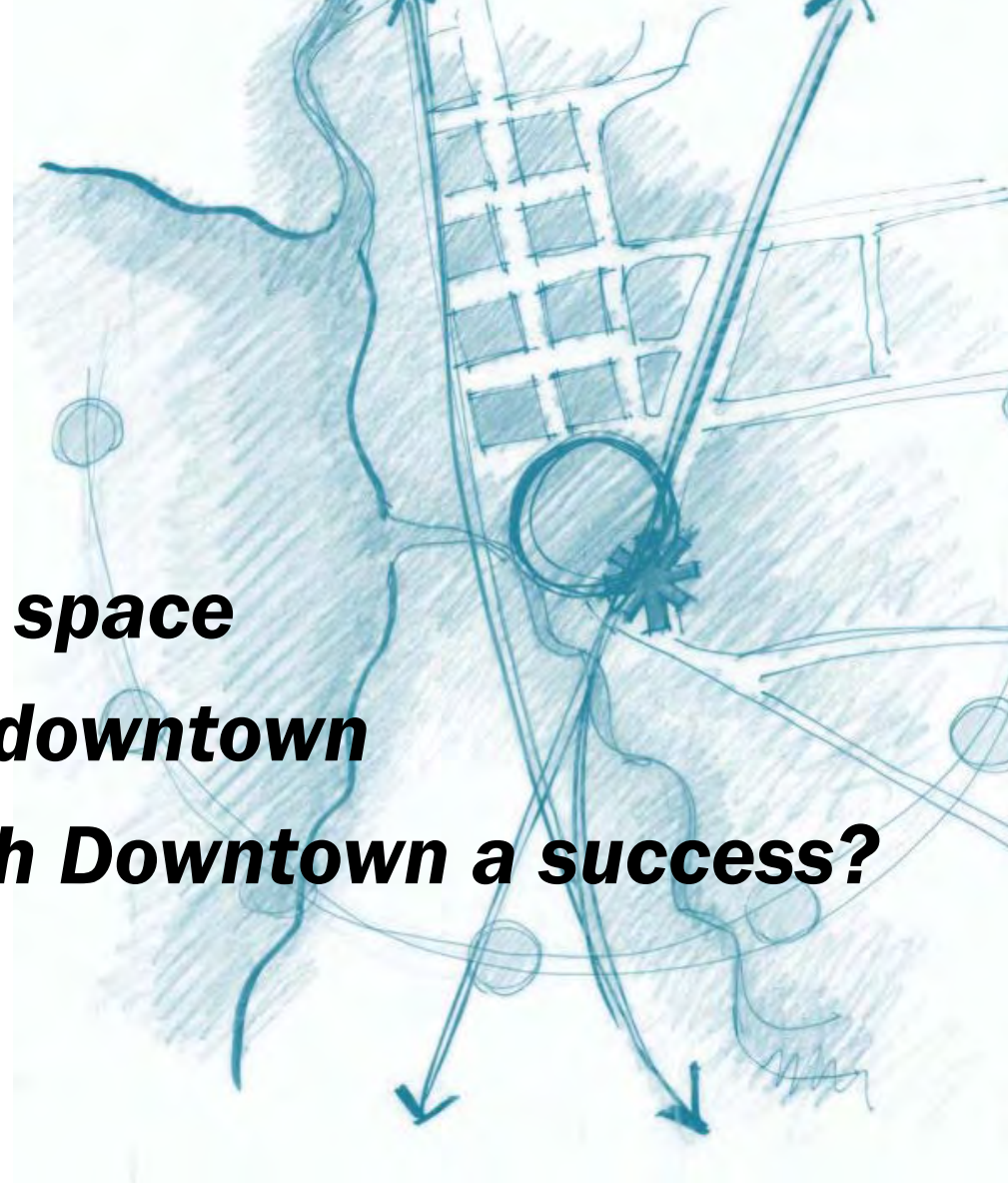
Circulation Precedents



Circulation Precedents: MAX

DISCUSSION

- ***Qualities of the open space***
- ***Circulation patterns downtown***
- ***What will make South Downtown a success?***



Milwaukie South Downtown: Existing Block Pattern





**Milwaukie South Downtown:
Existing Natural Setting**



**Milwaukie South Downtown:
Historic Built Environment**



**Milwaukie South Downtown:
Existing Built Environment**



**Milwaukie South Downtown:
Existing Built Environment**



**Milwaukie South Downtown:
Existing Built Environment**



**Milwaukie South Downtown:
Existing Built Environment**



**Milwaukie South Downtown:
Existing Built Environment**



**Milwaukie South Downtown:
Existing Built Environment**

LW, PC



**Milwaukie South Downtown:
Existing Built Environment**



Alberta District
Mixed-Use Shopping Street



Downtown Snohomish
Historic Mixed-Use Commercial Neighborhood

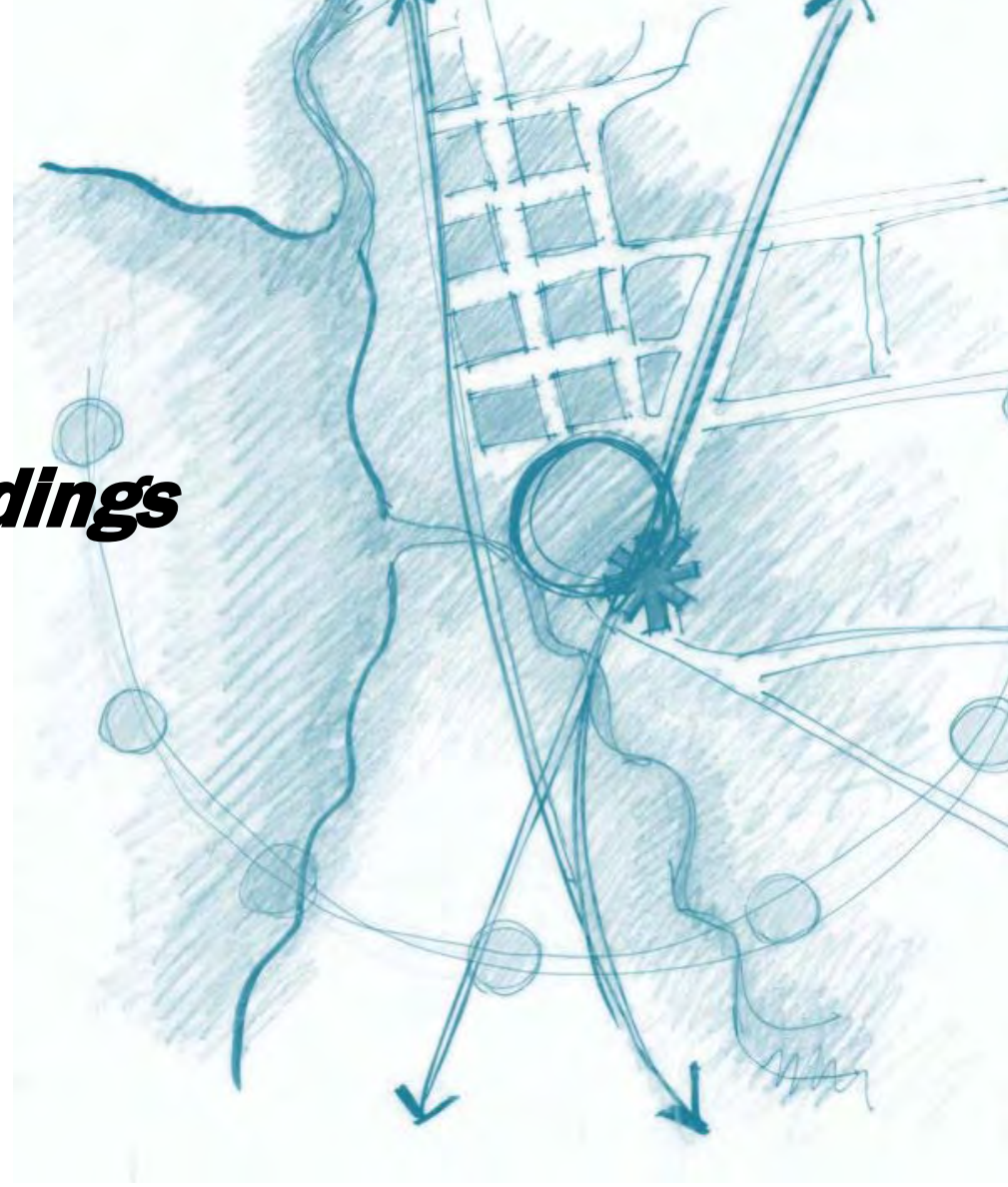


Bainbridge Island
Small-scale Residential and Office Development

DISCUSSION


South Downtown Buildings

- ***Qualities***
- ***Size and Types***
- ***Building Uses***



Next Steps

AsherK@ci.milwaukie.or.us



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