



# Self-Guided Tour

## Urban Design Precedents

### Introduction

This packet contains 7 self-guided tours of successful public and private spaces in the Milwaukie area. These precedents (and others) could be models for development in South Downtown, as well as downtown Milwaukie as a whole.

The tour is designed to be an opportunity to experience each place; identify the characteristics that make them unique and successful; and consider how various components might work in downtown Milwaukie. Each page notes the components of the space that are particularly relevant.

### The Tour

The below list is a suggested tour route. If you visit the sites in the order listed, your route from Milwaukie will take you counter-clockwise to the east, north, and west. You can also reverse the order to end at Belmont Dairy.

1. Belmont Dairy, SE Belmont and Morrison between SE 34<sup>th</sup> and 35<sup>th</sup>
2. Sabin Green, 4516-4620 NE 19<sup>th</sup> Ave
3. Esther Short Park, 301 W 8<sup>th</sup> Ave, Vancouver, WA
4. Mississippi Marketplace, N Mississippi Ave and N Skidmore St
5. Laughing Planet Plaza, N Mississippi Ave between Beech and Failing
6. Jamison Square, 810 NW 11<sup>th</sup> Ave
7. Director Park, 815 SW Park Ave

### If You Have Time...

If you are interested in additional examples, the following may also be of interest:

- SE 17<sup>th</sup> and Bybee Streets
- SW Pennoyer St, South Waterfront
- SW Hall and SW Moody within The Strand development
- Pioneer Courthouse Square
- Saturday Market pavilion and Ankeny Plaza adjacent
- The Elizabeth condos plaza, NW 10th and Flanders
- Tualatin Commons, Tualatin
- Millennium Plaza and Foothills Park, Lake Oswego

# Belmont Dairy

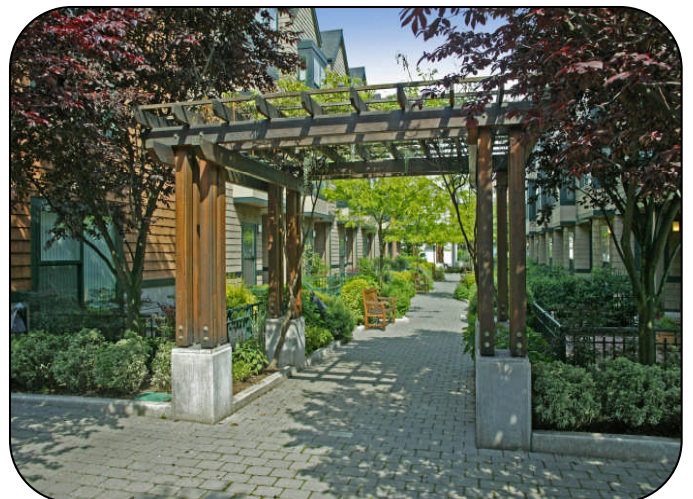
SE 34<sup>th</sup> Avenue between  
SE Belmont & SE Morrison

The Belmont Dairy is a successful infill development that complements the materials and scale of the surrounding commercial and residential buildings.

The project is comprised of a mixed-use brick building (apartments and commercial) facing Belmont St, and a full-block townhouse development between Morrison and Alder.

Many of the townhouse units provide live/work possibilities.

Note the narrow alleys/walkways between the buildings, as well as the parking alleys behind the townhouses.









# Sabin Green

4516-4520 NE 19<sup>th</sup> Avenue

Sabin Green is a multi-family live-work infill community composed of 4 separate units. Note that though each building is unique, high-quality details and materials create a cohesive design. The buildings are well-designed and interesting without being fussy.

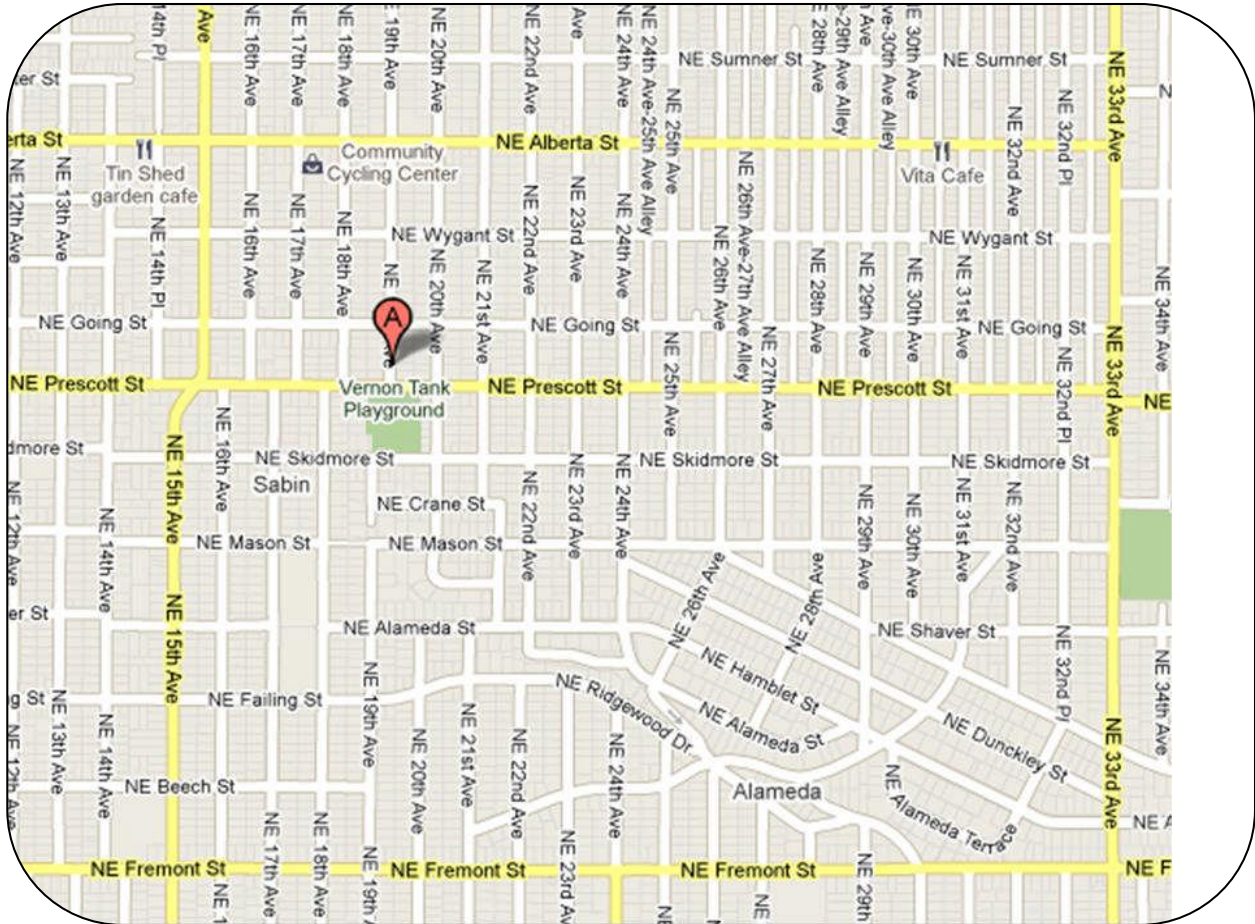
**Note: This is private property; please do not enter without permission.**





# Sabin Green

4516-4520 NE 19<sup>th</sup> Avenue



## Transportation:

- Bus: 8-Jackson Park/NE 15<sup>th</sup>, NE 15<sup>th</sup> and Going (northbound and southbound); 72-Killingsworth and 82<sup>nd</sup>, NE Alberta and 18<sup>th</sup> (eastbound and westbound). Walk east on Going, turn right on 19<sup>th</sup>.

# Esther Short Park

301 W 8<sup>th</sup> St, Vancouver WA

The materials throughout the park reference the Columbia River and community history.

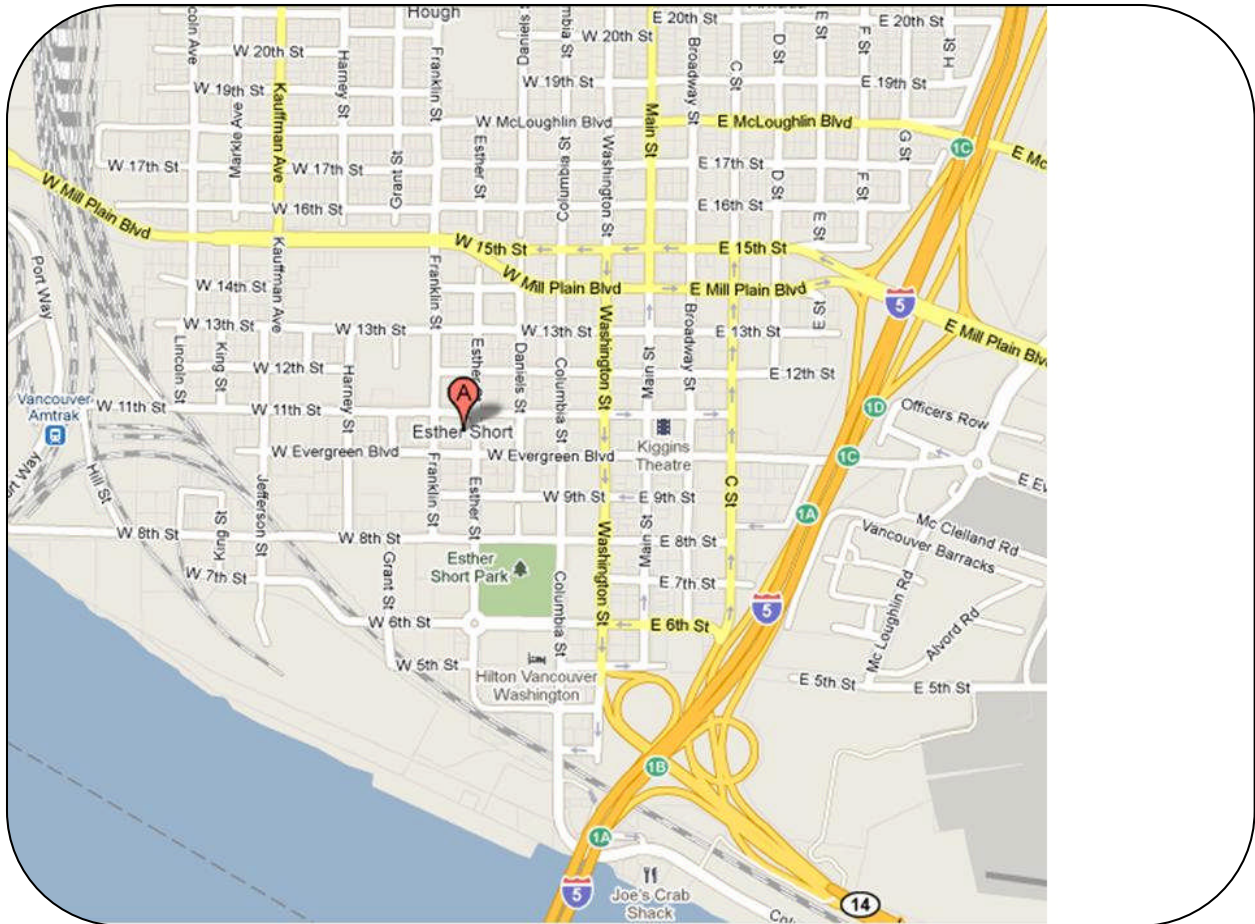
Note the basalt fountain; the mix of office, residential, and retail uses surrounding the park; and the bell tower, which acts as a gateway to the park and downtown.





# Esther Short Park

301 W 8<sup>th</sup> St, Vancouver WA



## Transportation:

- Car: I-5 N to Exit 1C-1D, W on Mill Plain Blvd, South on Columbia to 8th St.
- Car: I-205 N to Hwy 14 W to the 6th St./City Center exit. Follow signs to 6th Street. Proceed west on 6th Street to Esther Street.

# Mississippi Marketplace

N Mississippi Ave & N Skidmore St

The building on the corner of Mississippi and Skidmore was once vacant; it has been totally rehabilitated and is now a popular bar/restaurant. The large outdoor patio is integrated into the food cart “pod” surrounding it.

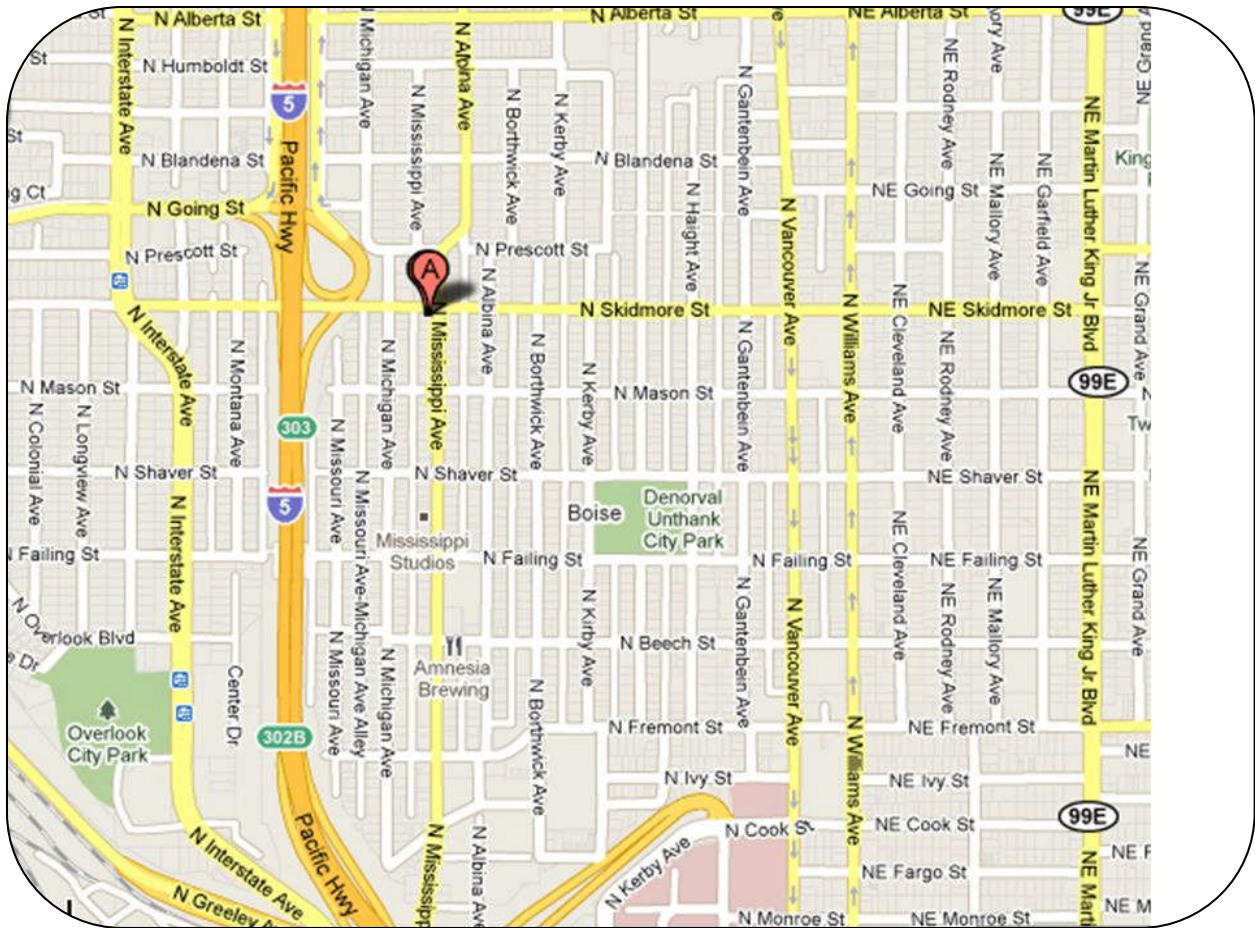
This is an example of a very successful interim use of a vacant lot in the business district.





# Mississippi Marketplace

N Mississippi Ave & N Skidmore St



## Transportation:

- Bus: 4-Division/Fessenden, N Mississippi and Skidmore (northbound and southbound).
- MAX: Yellow line, N Prescott St station (northbound and southbound). Walk south on Interstate and east on Skidmore to the corner of Mississippi and Skidmore.



# Laughing Planet Plaza

N Mississippi Ave between Beech and Failing

This retail building encloses a small plaza, which provides seating for customers of the numerous retail shops and restaurants within.

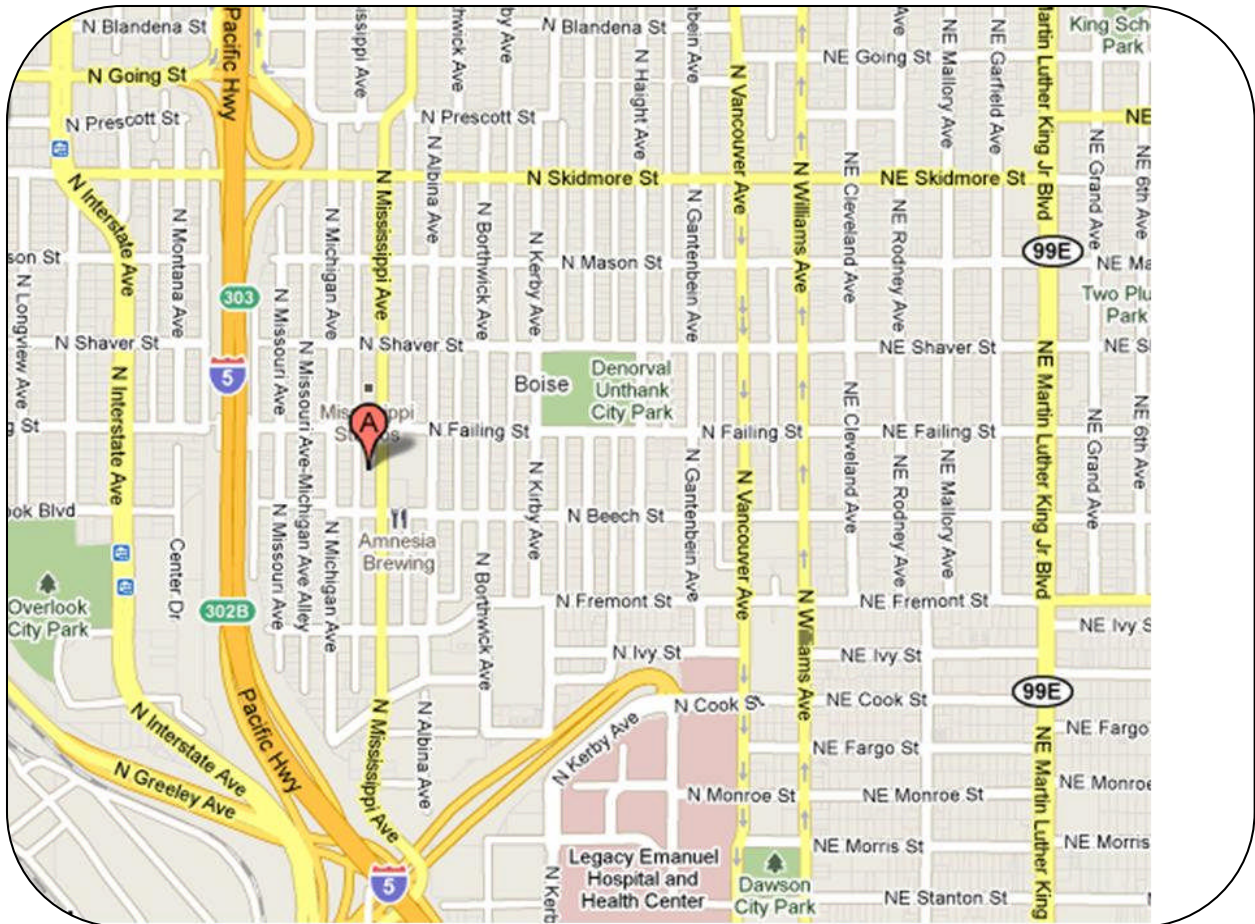
This plaza is unique because it is private property; it functions as a public space but is for the exclusive use of the customers of the surrounding businesses.





# Laughing Planet Plaza

N Mississippi Ave between Beech and Failing



## Transportation:

- Bus: 4-Division/Fessenden, N Mississippi and Beech or N Mississippi and Failing (northbound).
- MAX: Yellow line, Overlook Park station (northbound and southbound). Walk north on Interstate and east on Failing, across the pedestrian bridge to the corner of Mississippi and Failing. Turn south on Mississippi.



# Jamison Square

810 NW 11<sup>th</sup> Avenue

Jamison Square is an interactive, family-friendly urban plaza that accommodates office workers, shoppers, and children.

Note the alley that leads north of the square to Lovejoy Street. It is abutted on both sides by residences and cafes, which creates a space that is both intimate and active.



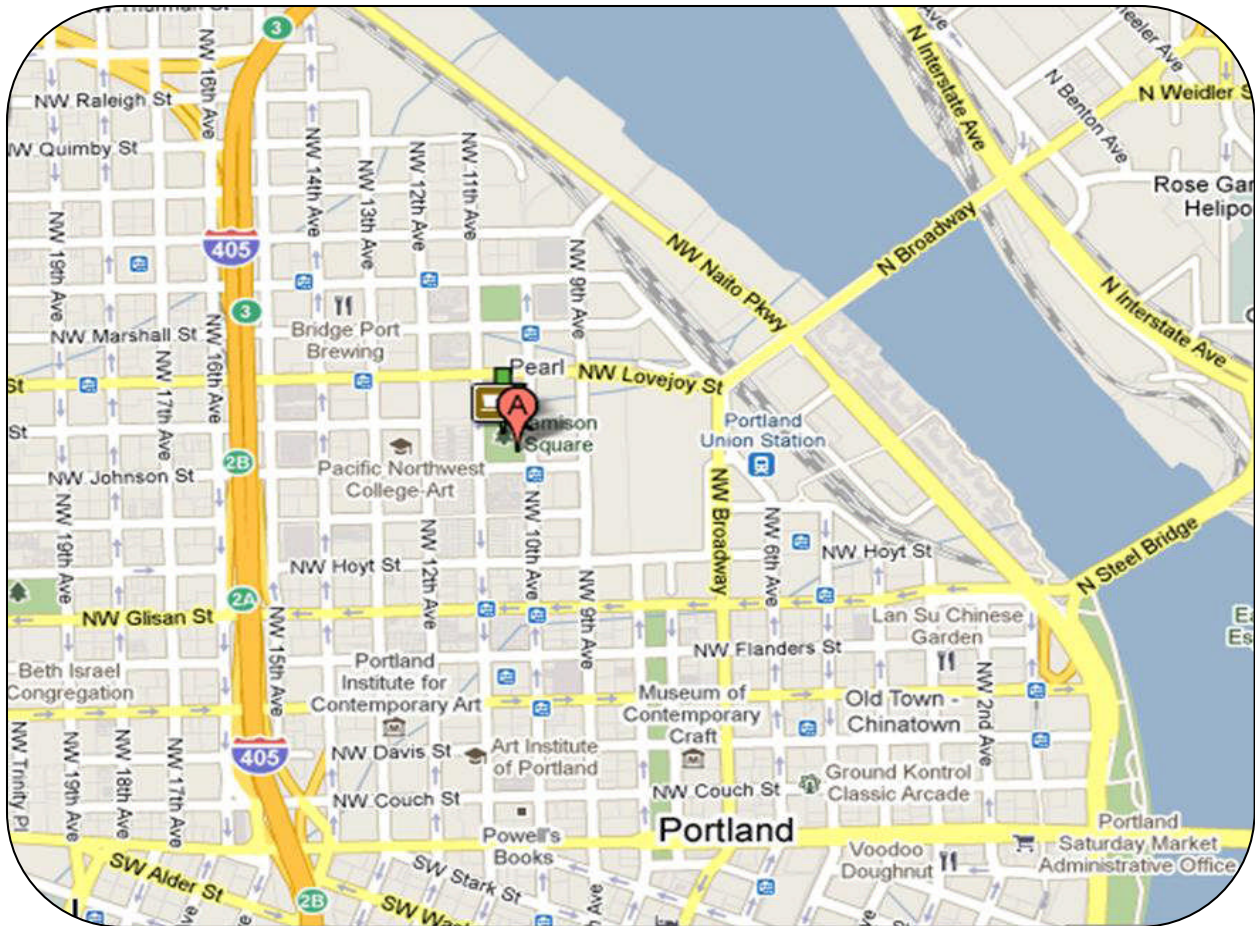
Kevin Buchanan





# Jamison Square

810 NW 11<sup>th</sup> Avenue



## Transportation:

- Bus: 77-Broadway/Halsey, NW Lovejoy and 14<sup>th</sup> stop; 17-Holgate/NW 21<sup>st</sup>, NW Glisan and 12<sup>th</sup> stop.
- Street Car: NW 11<sup>th</sup> and Johnson station (southbound); NW 10<sup>th</sup> and Johnson (northbound).



# Director Park

815 SW Park Avenue

Director Park is an active urban plaza surrounded by mid- and high-rise buildings.

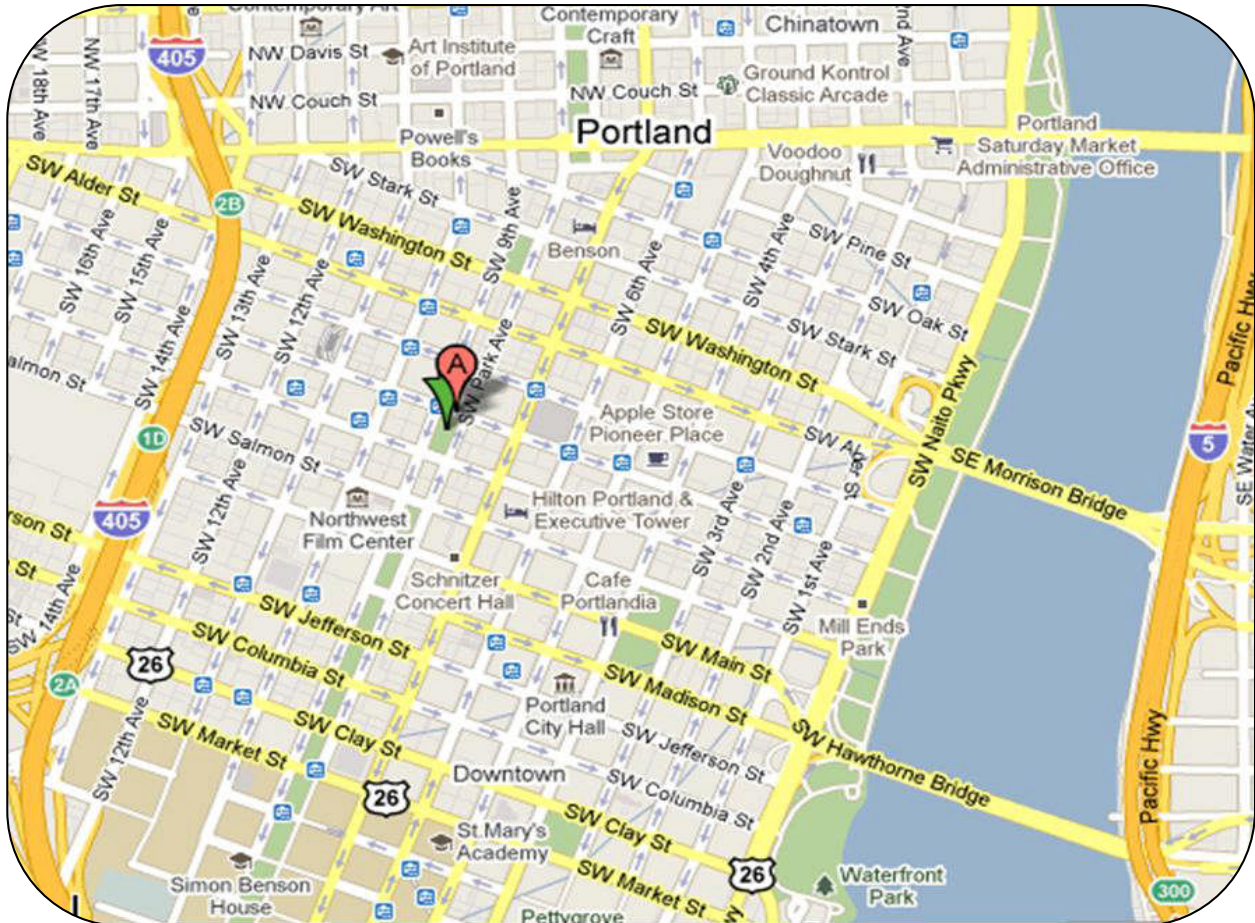
Take note of the streets on the east and west sides of the plaza. They are designed to accommodate cars, bikes, and pedestrians.





# Director Park

815 SW Park Avenue



## Transportation:

- Bus: 15-Belmont/NW 23rd, SW Salmon and Park stop; 51-Vista, SW Salmon and Park stop.
- Street Car: Central Library station (northbound); SW 11<sup>th</sup> and Taylor station (southbound). MAX: Blue Line or Red Line, Library/SW 9<sup>th</sup> Ave station (westbound); Pioneer Square South station (eastbound).