
MILWAUKIE BALLPARK TASK FORCE MEETING 1

02 | 09 | 2012



MILWAUKIE BALLPARK FEASIBILITY STUDY

GOALS

GOALS

- Community Friendly
- All Weather/Multi-Use
- Source of Community Pride
- Stimulator of Investment in the Community
- Re-Purposing of Historic ODOT building
- High Quality Building
- Regional Draw to Milwaukie
- Symbol of re-birth and growth of Milwaukie
- Venue for Fun Family Activities

“THE NEW BALLPARK IN MILWAUKIE, OREGON WILL BE A **COMMUNITY FRIENDLY, ALL WEATHER/MULTI-USE FACILITY** THAT WILL BE A SOURCE OF COMMUNITY PRIDE. THE BALLPARK WILL BE A **REGIONAL** FACILITY THAT CAN **STIMULATE INVESTMENT IN THE COMMUNITY** AND WILL SYMBOLIZE THE **RE-BIRTH AND GROWTH OF THE CITY OF MILWAUKIE**. THE DEVELOPMENT OF THE BALLPARK WILL RE-PURPOSE A HISTORIC LANDMARK OF THE CITY WHILE CREATING A NEW **VENUE FOR FUN, FAMILY ACTIVITIES.**”

MILWAUKIE BALLPARK FEASIBILITY STUDY

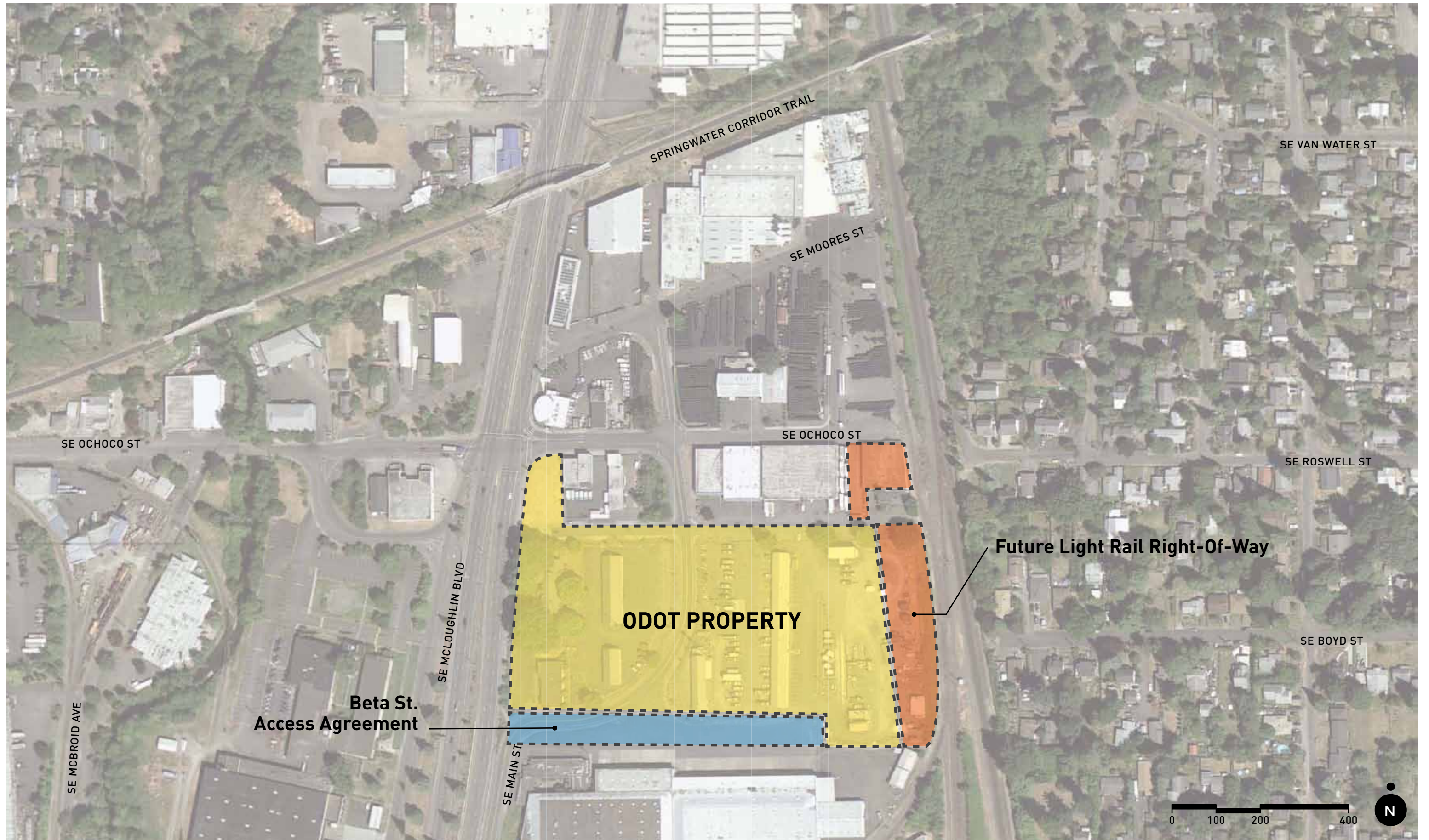
SITE CONSTRAINTS

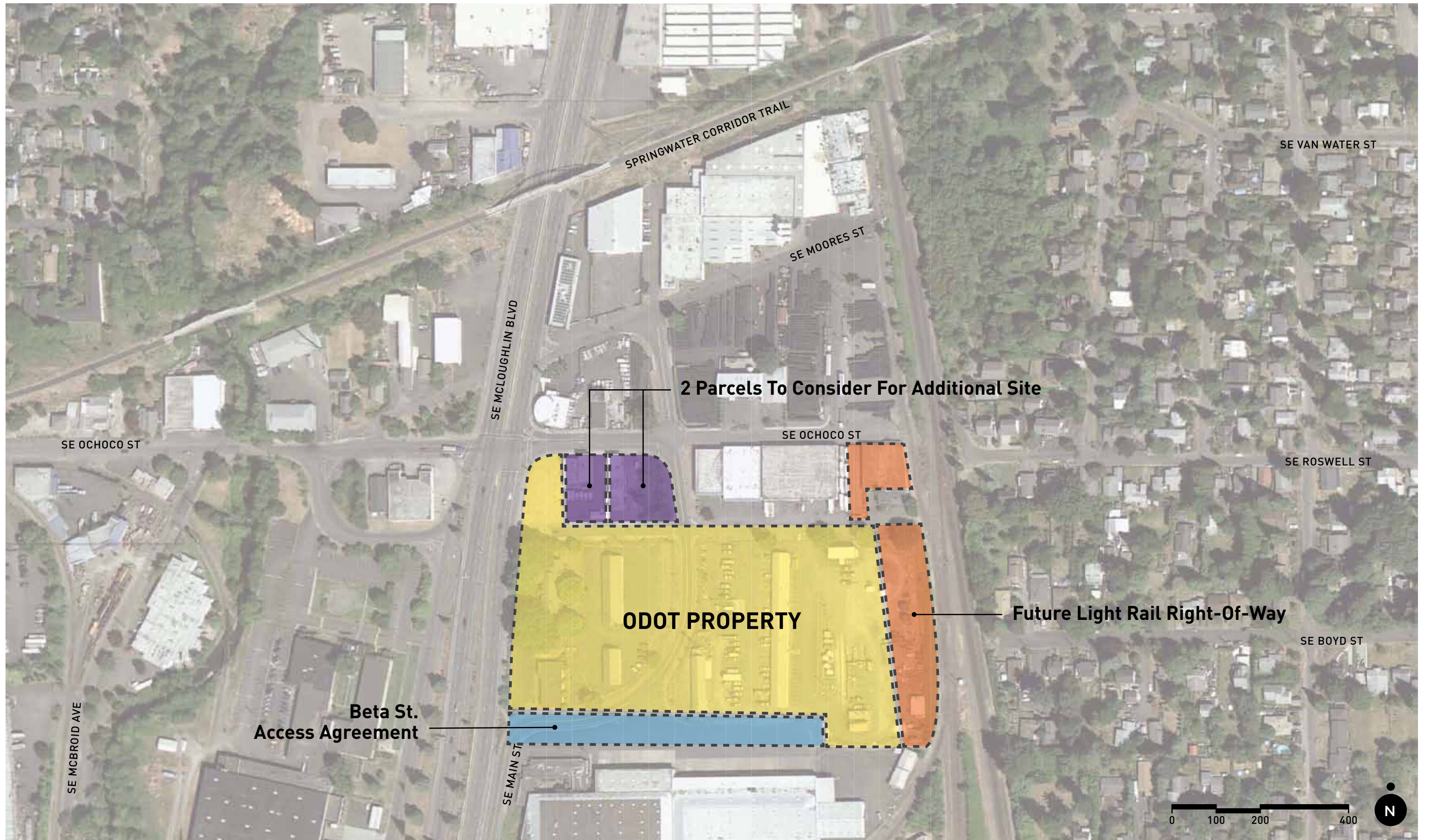


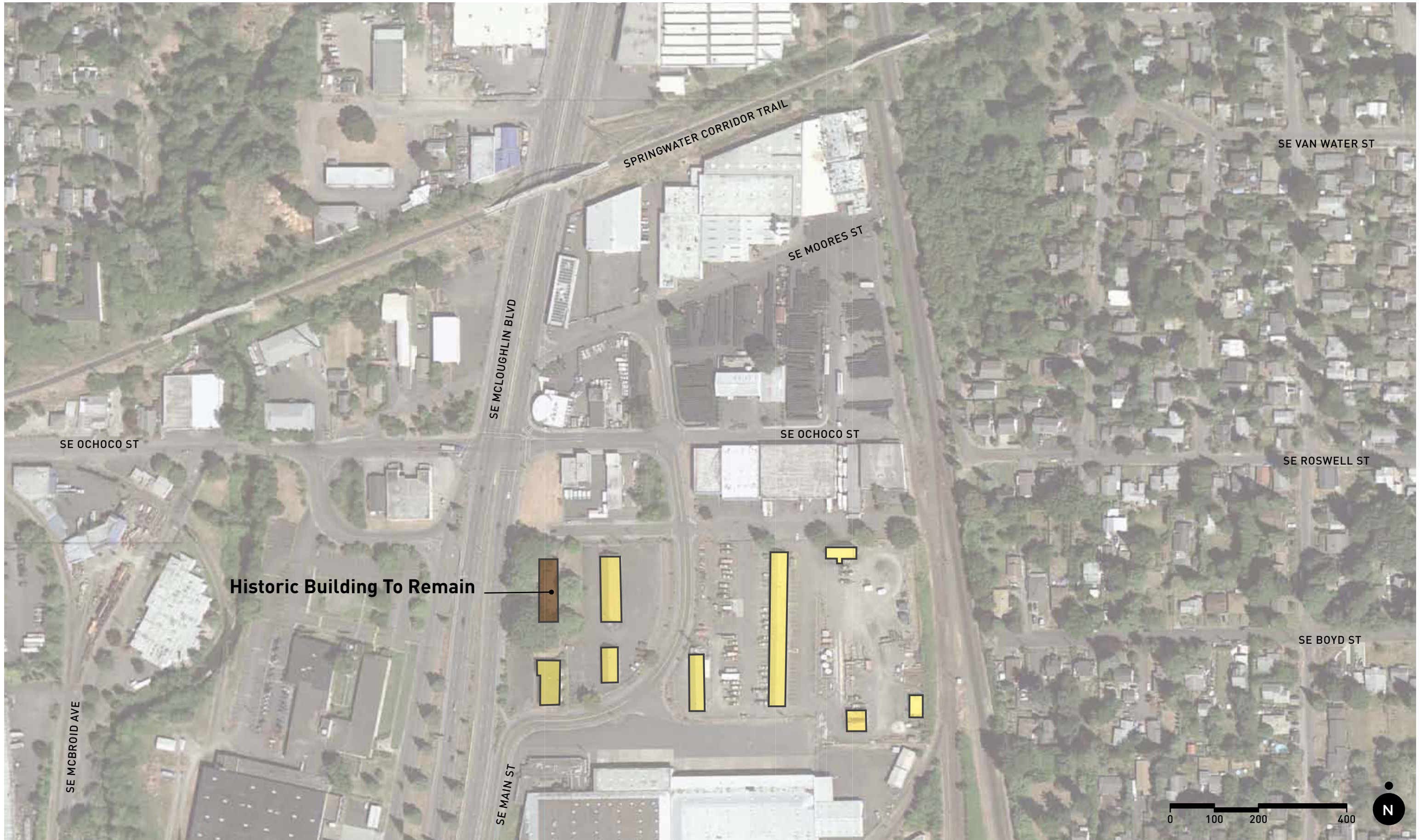
WAVERLY
COUNTRY
CLUB

**PROJECT
SITE**

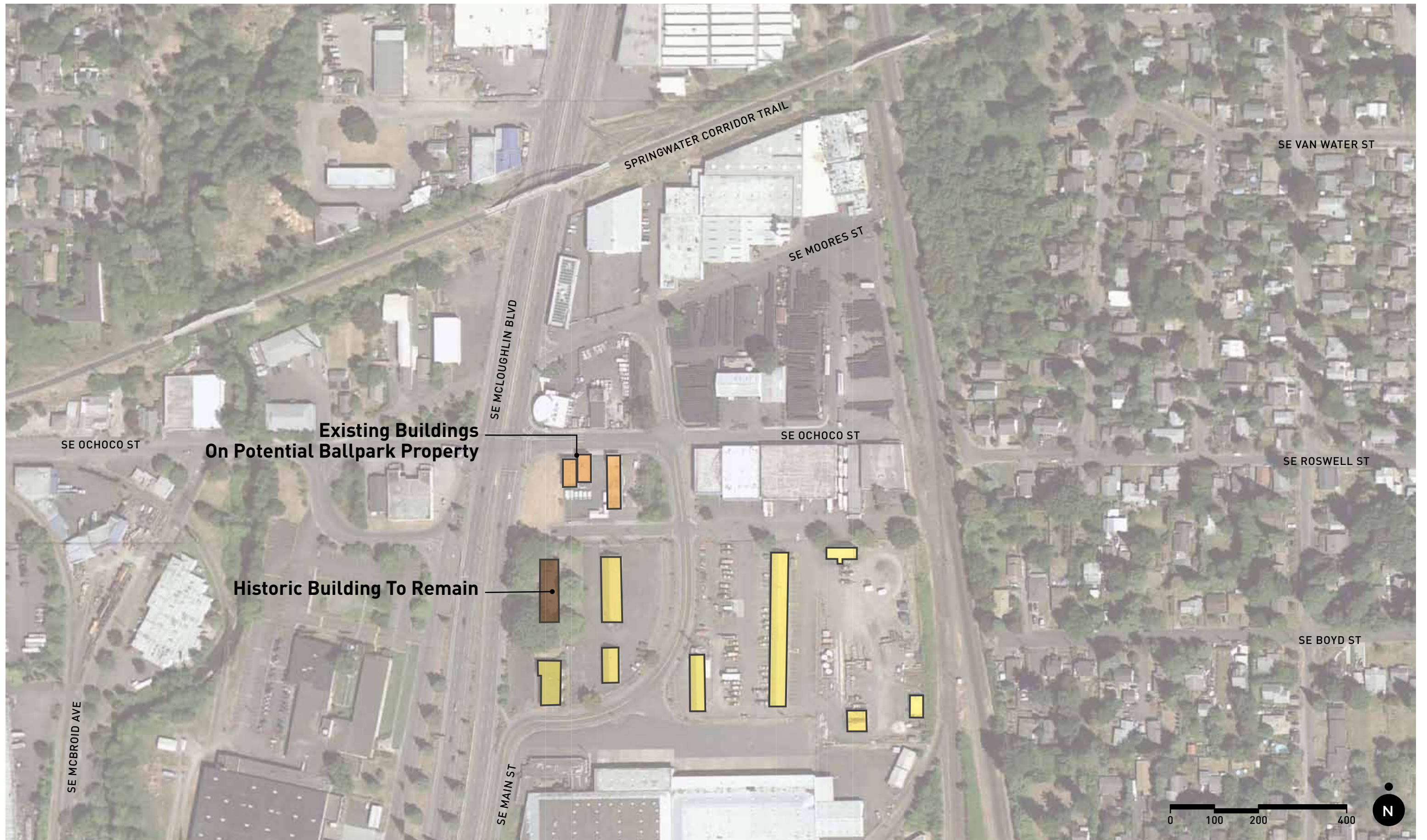








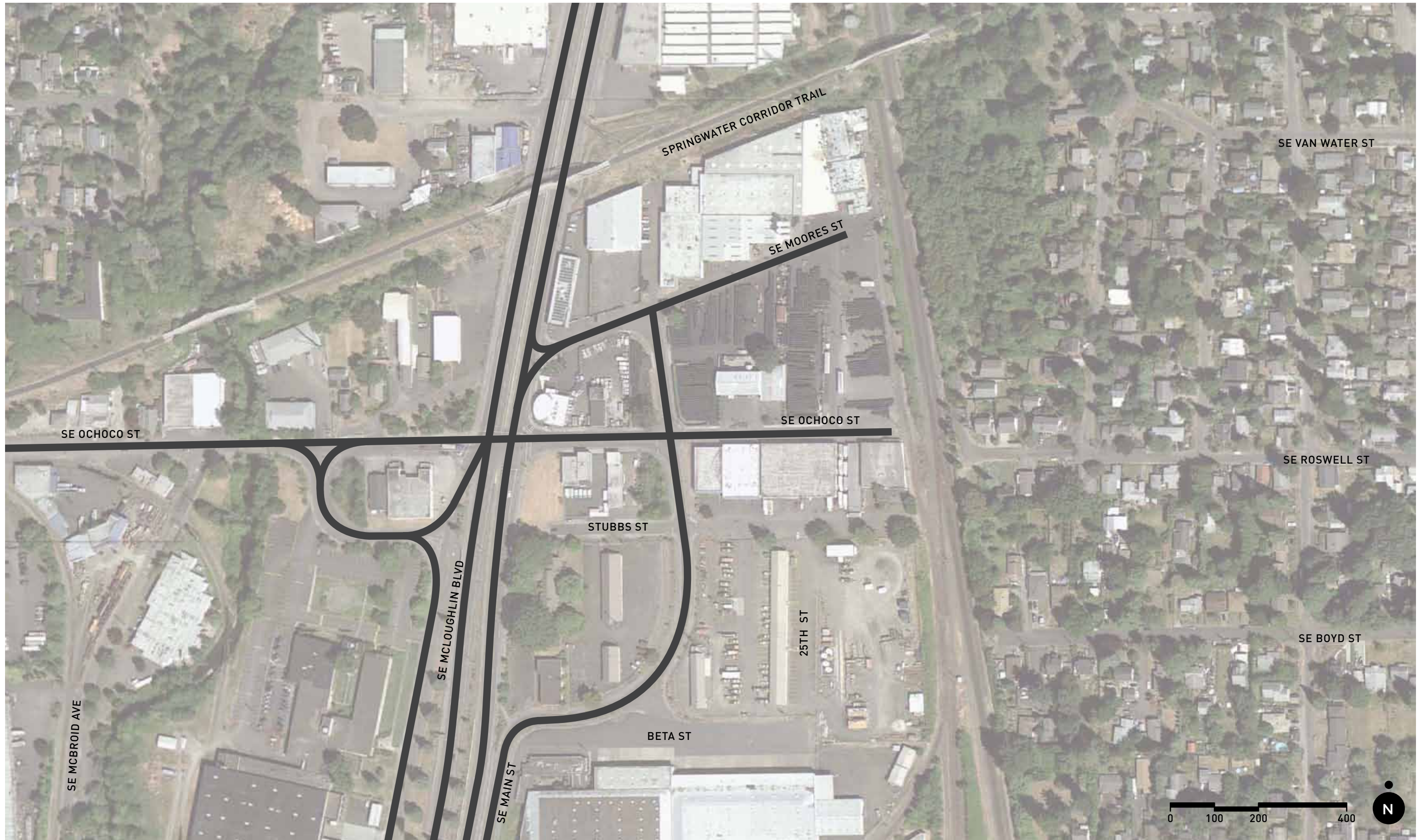


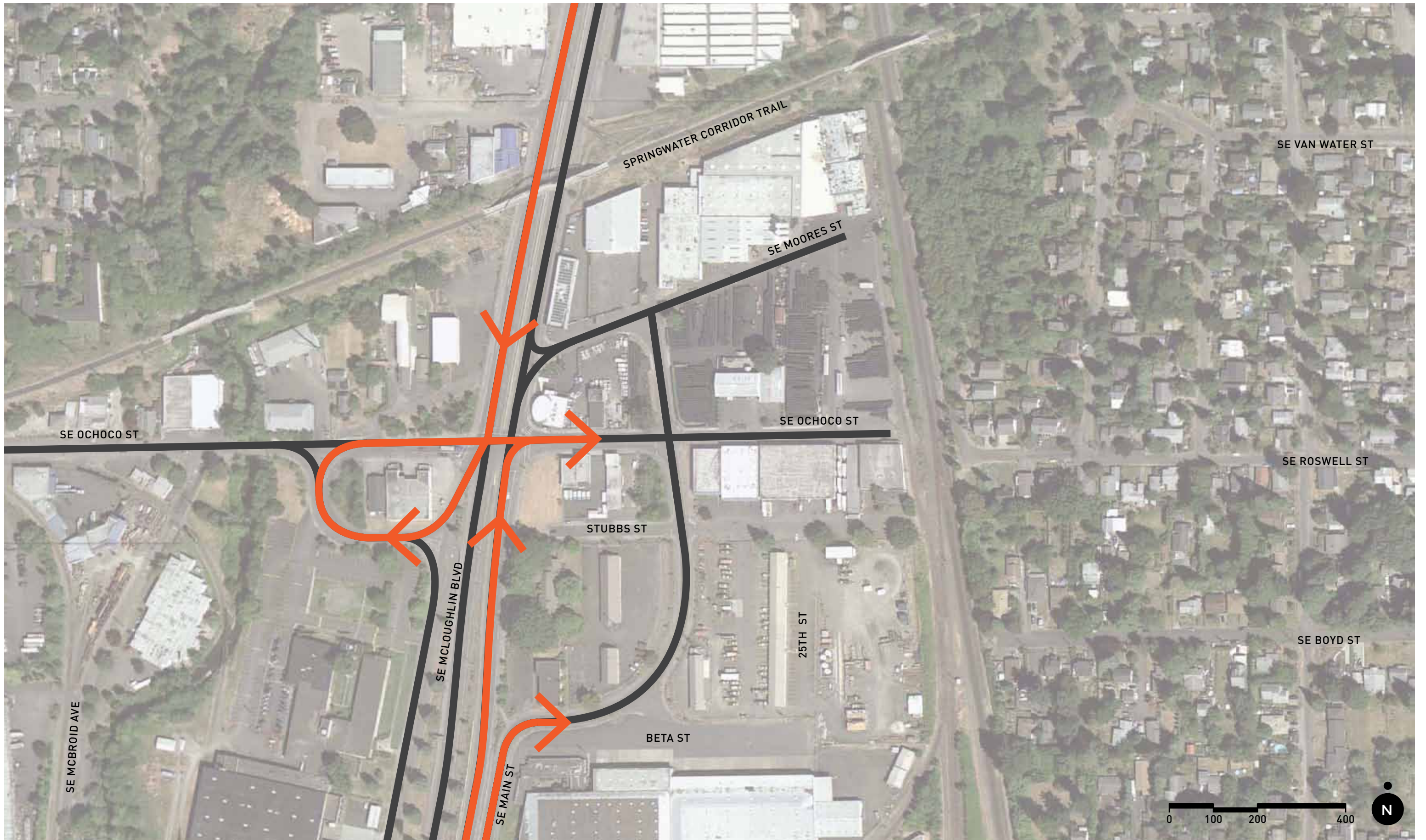


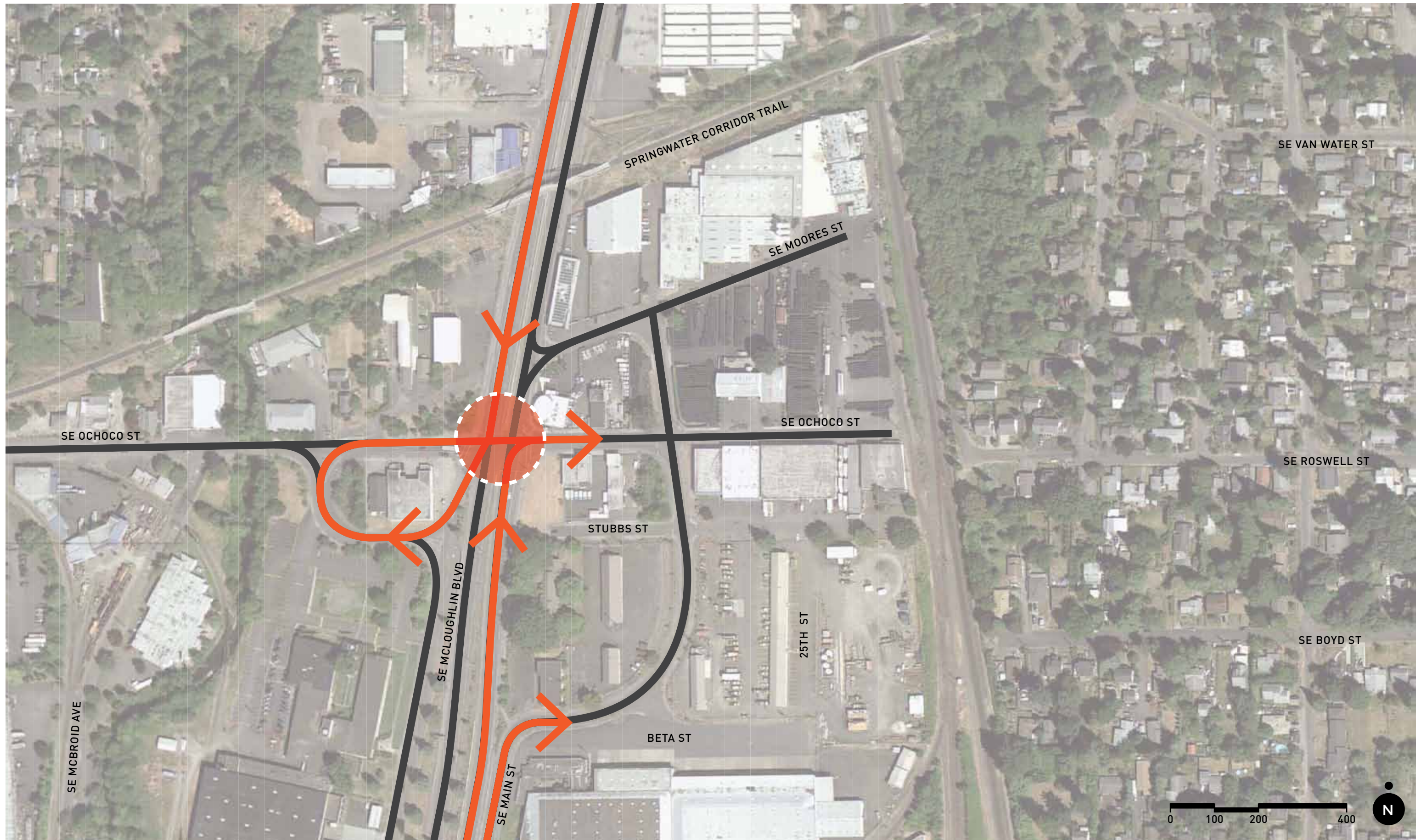
**Existing Buildings
On Potential Ballpark Property**

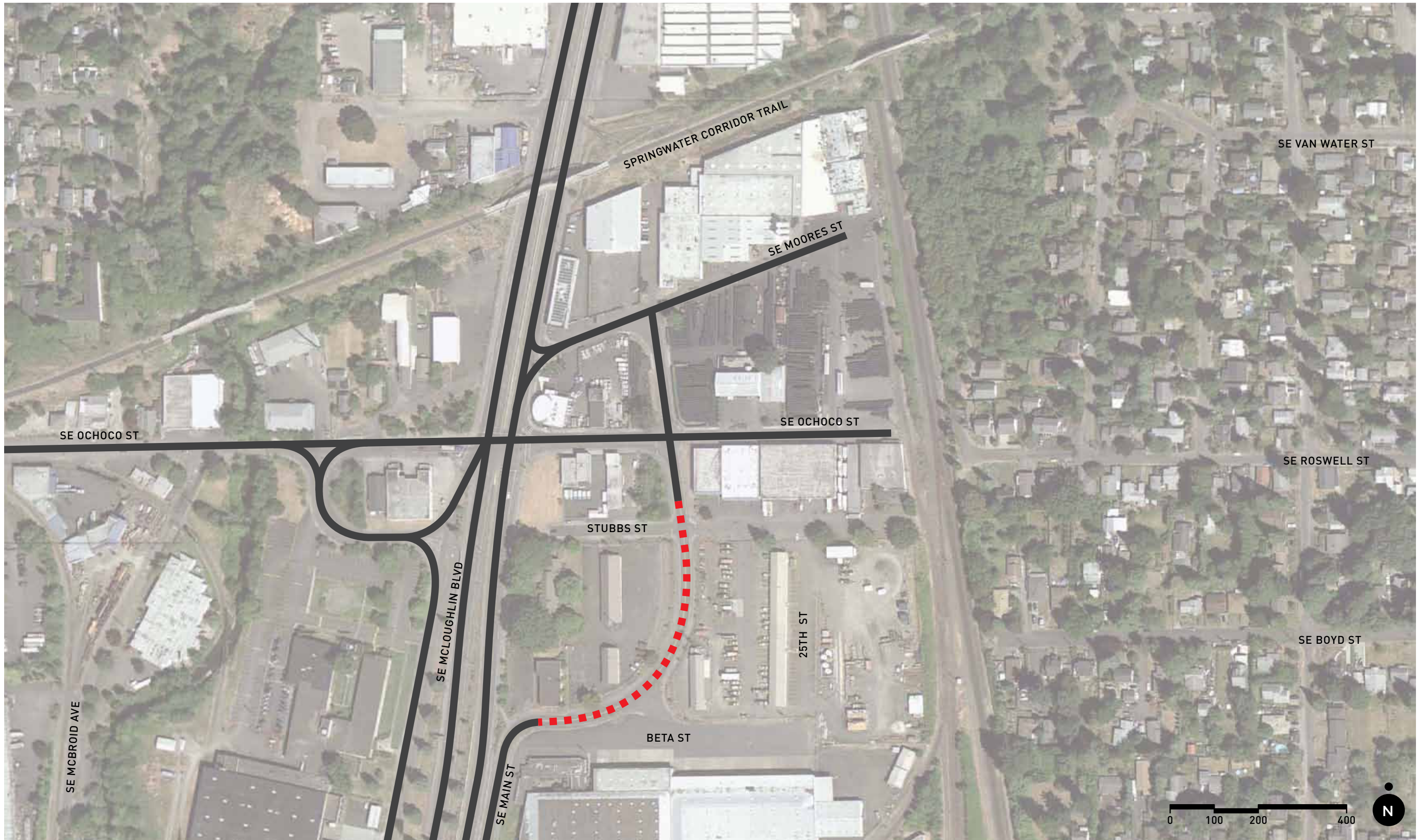
Historic Building To Remain

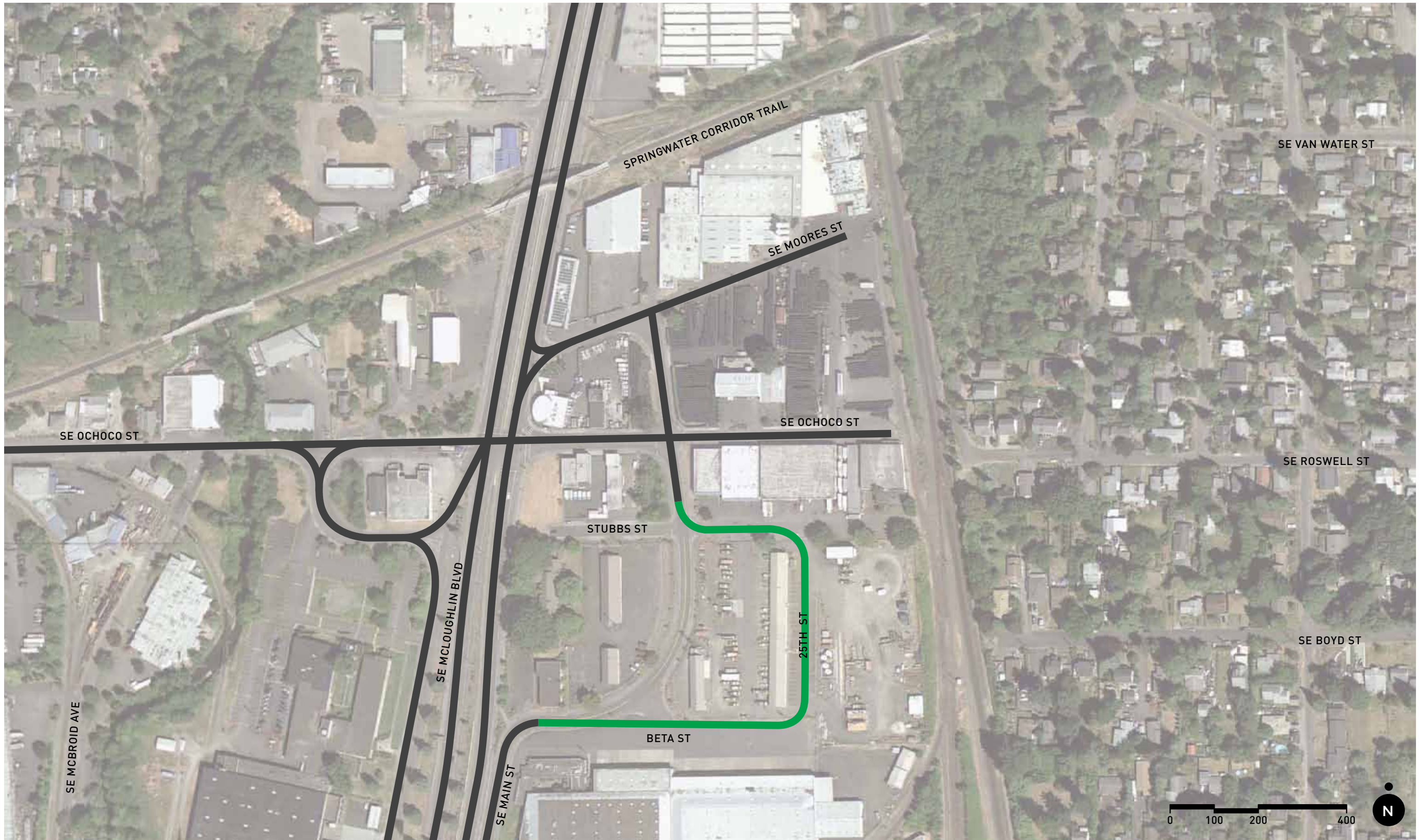


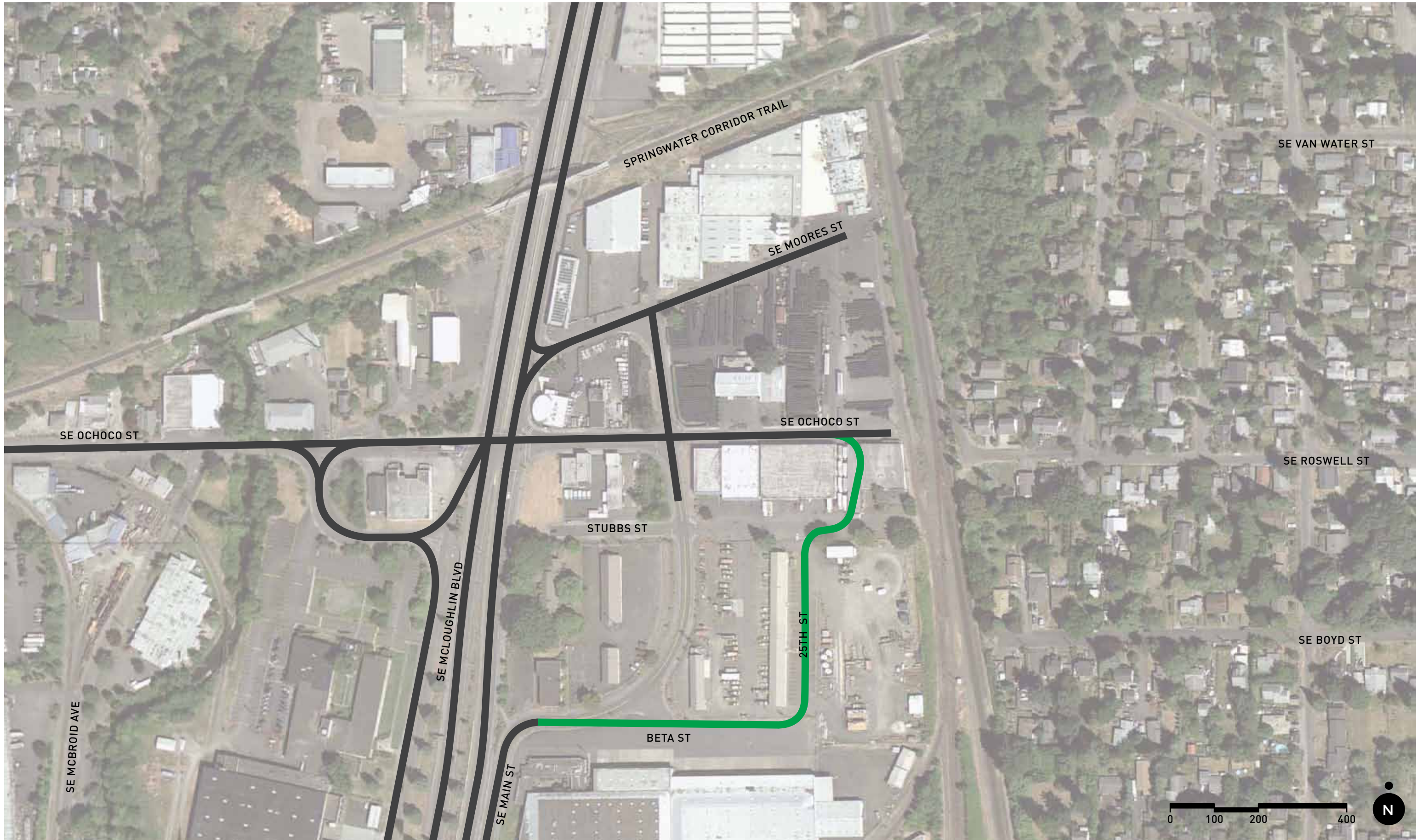


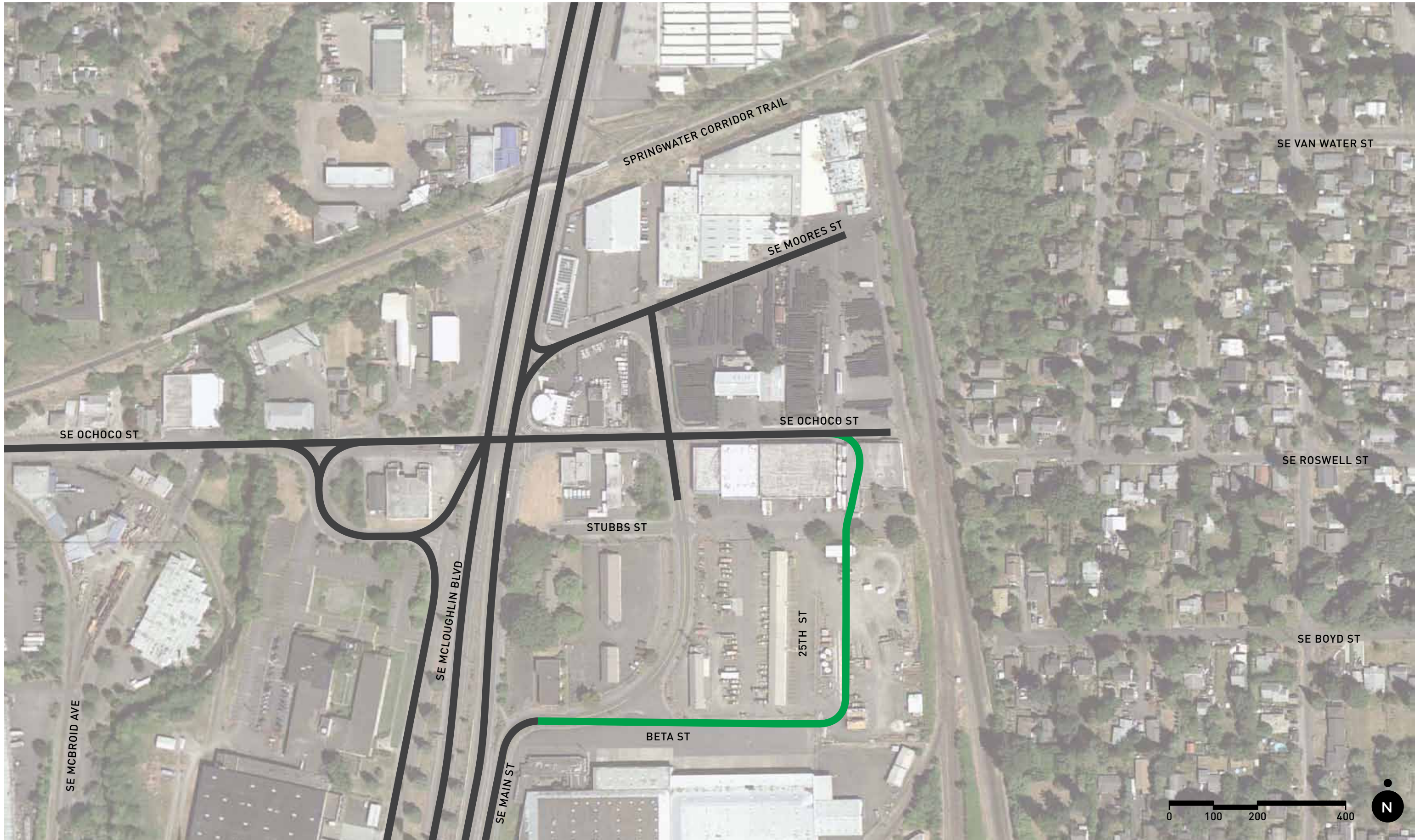


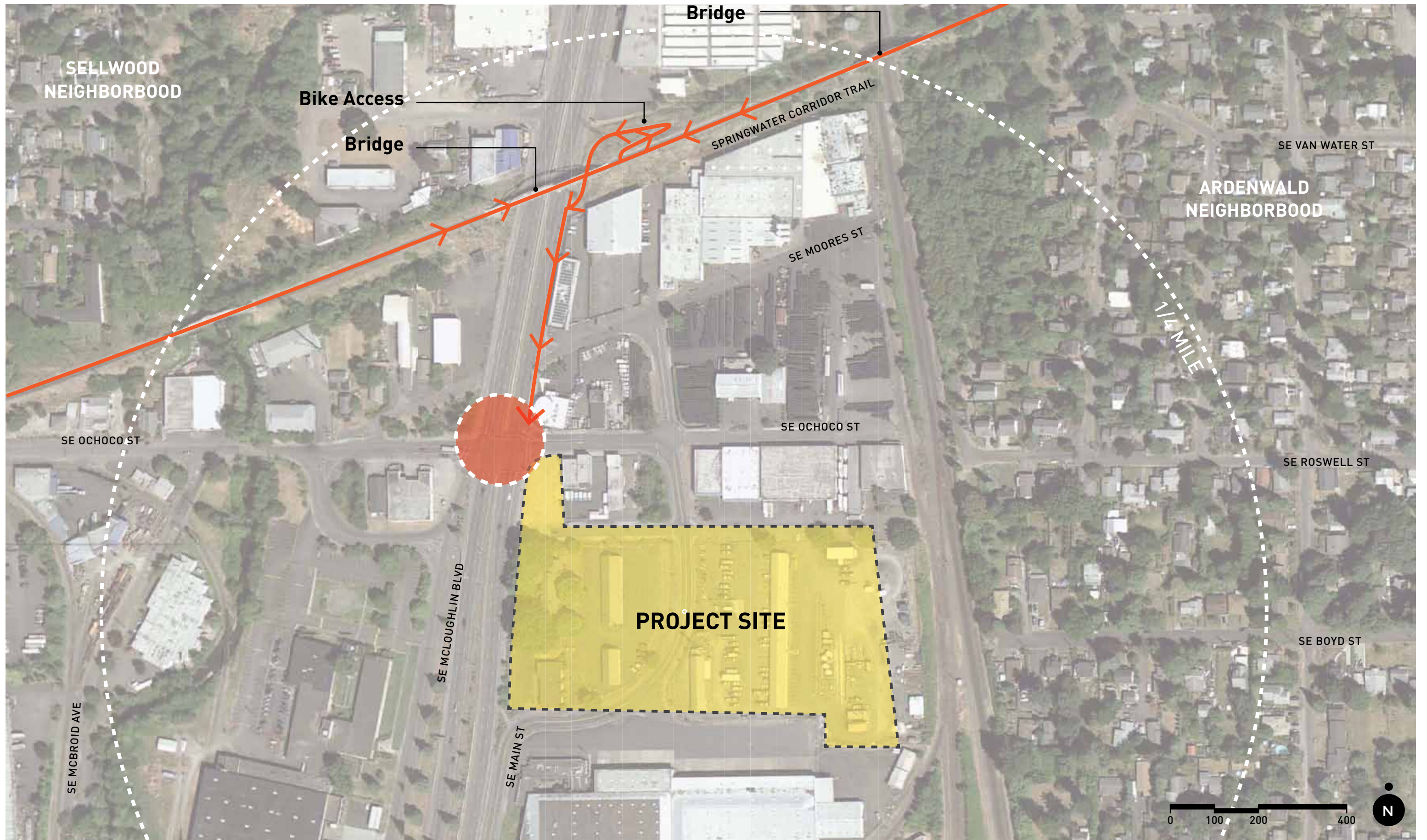


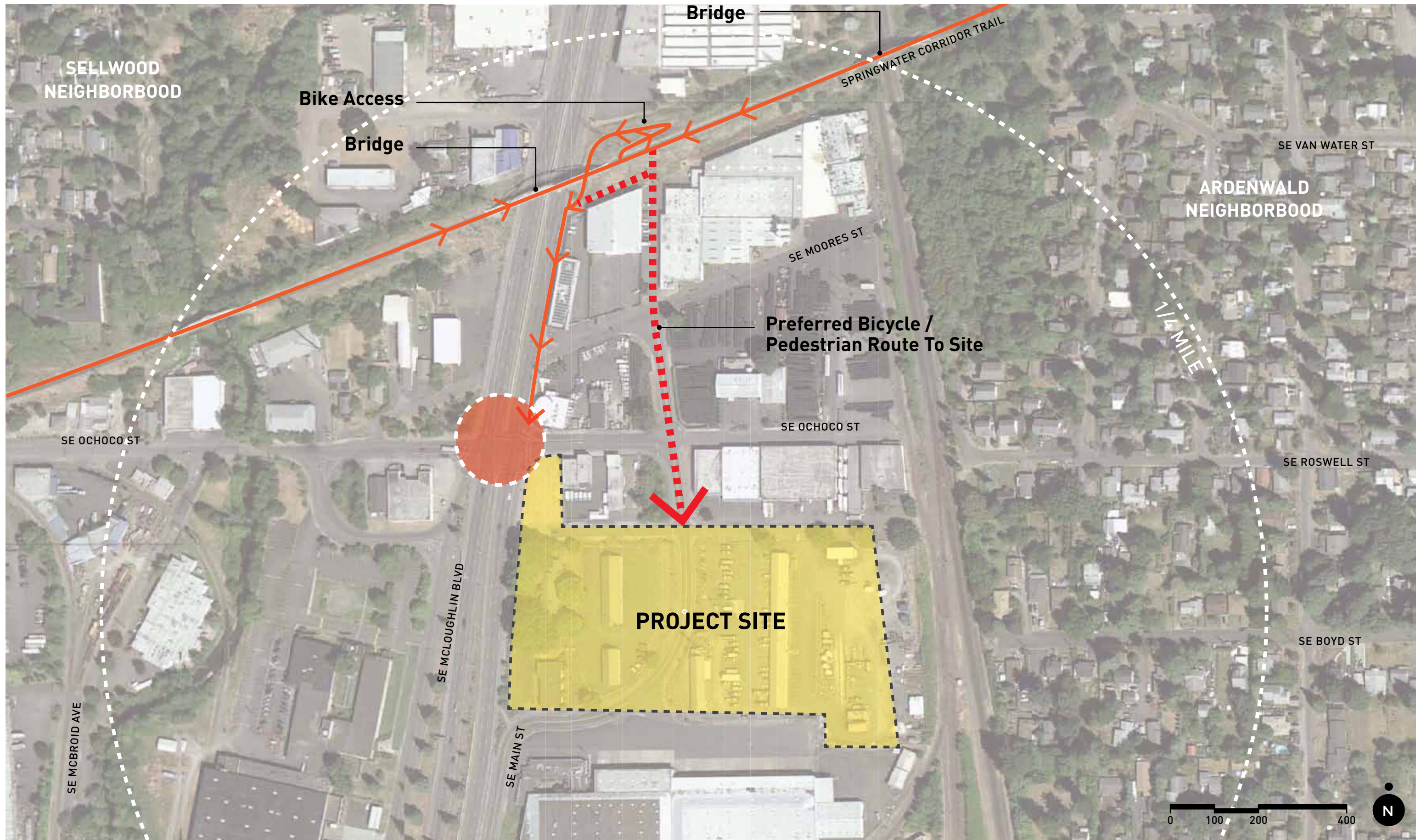
























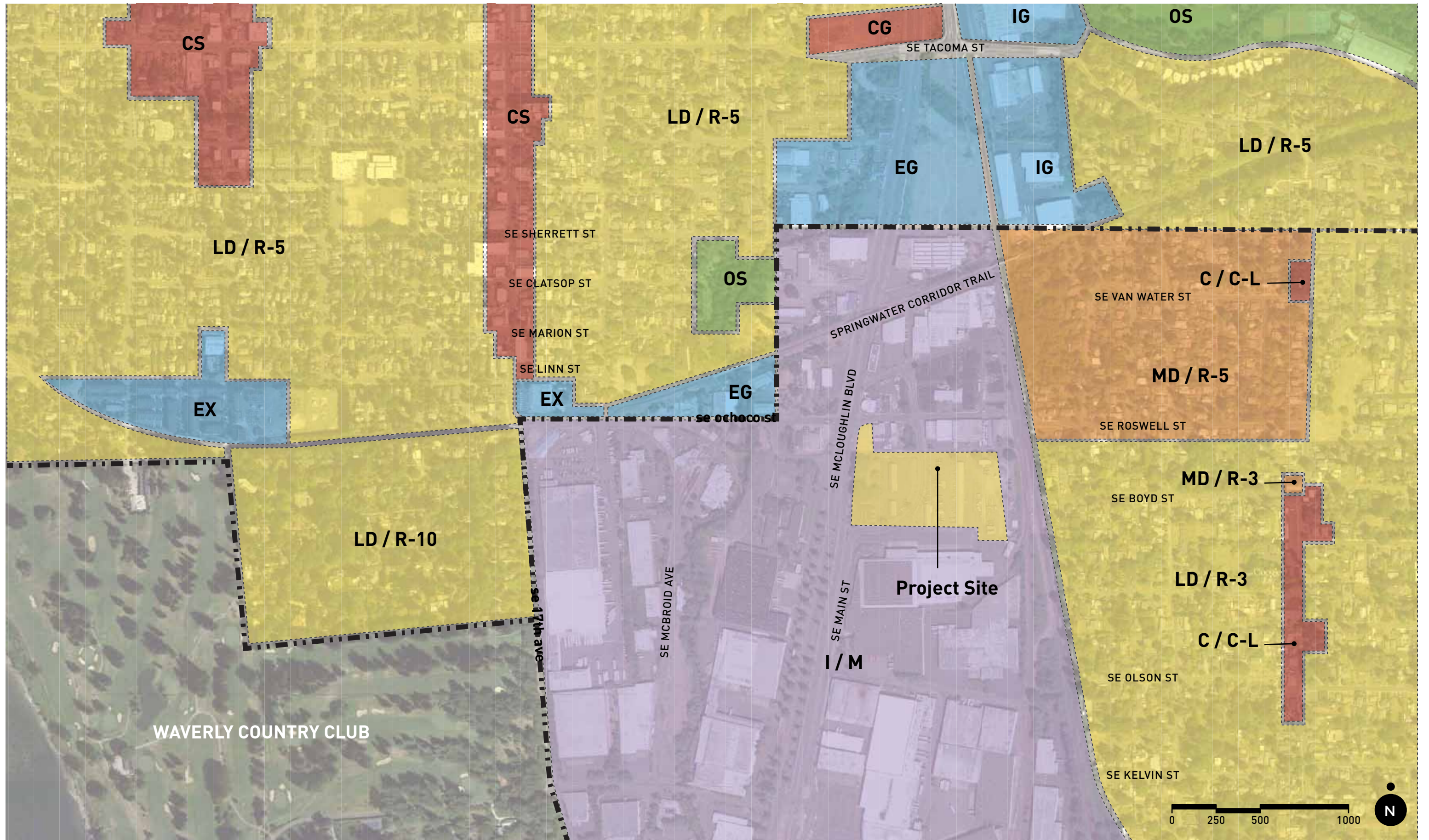


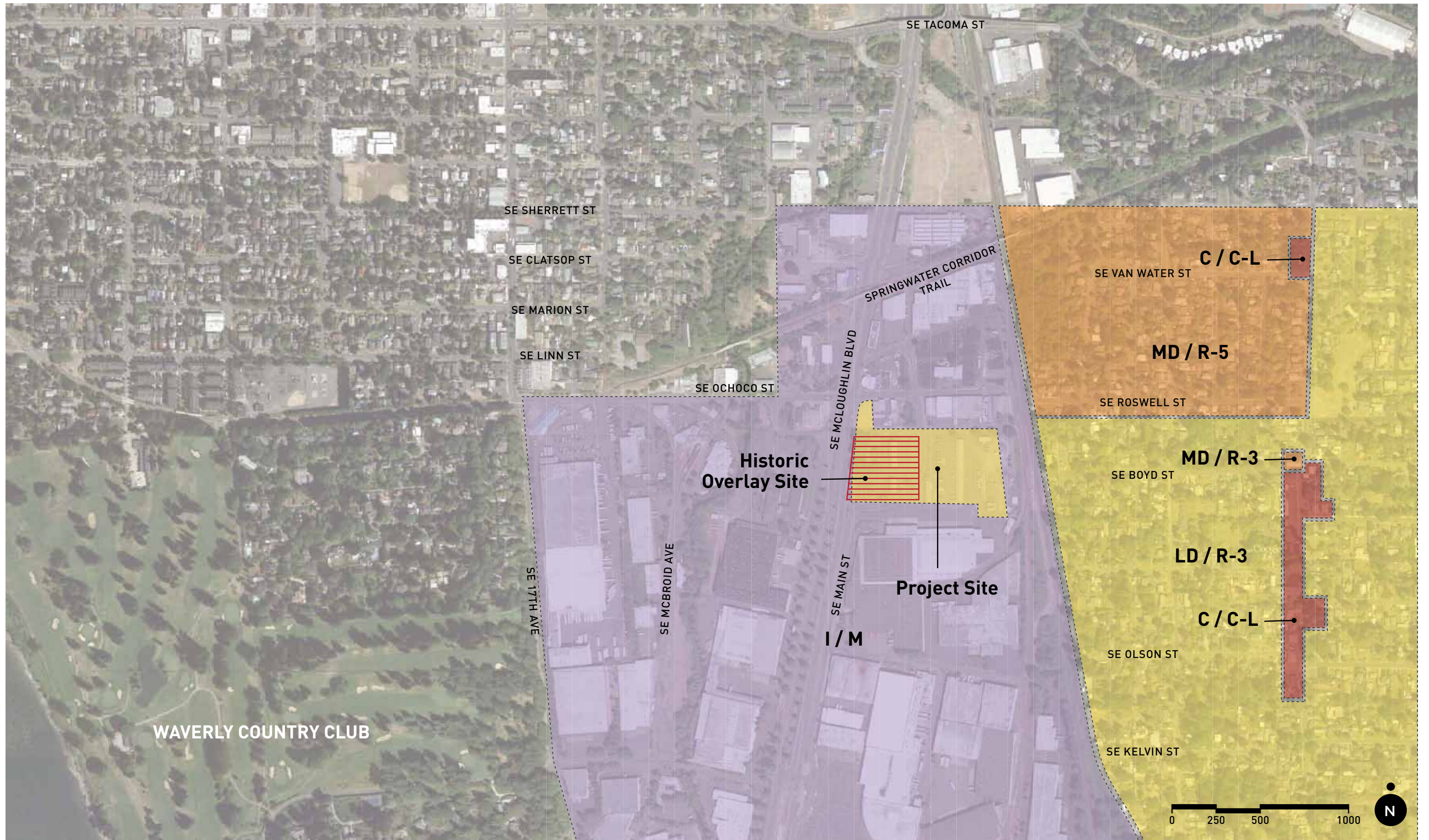
MAXIMUM CAPACITY	4,825
PUBLIC TRANSPORTATION RIDERSHIP	1,447
ADJUSTED PARKING REQUIREMENT	3,378
PARKING STALLS REQUIRED	1126

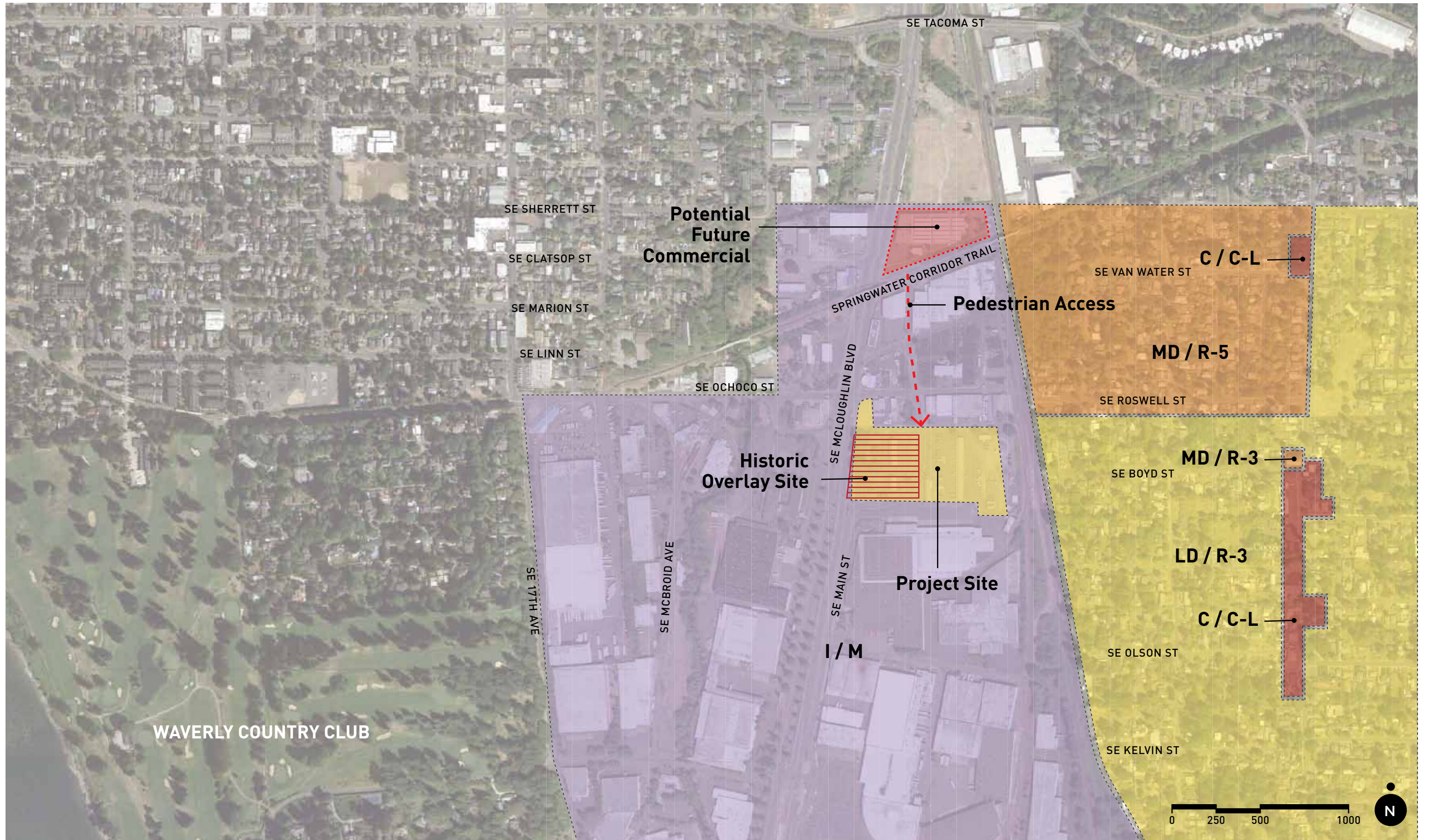
AVAILABLE PARKING

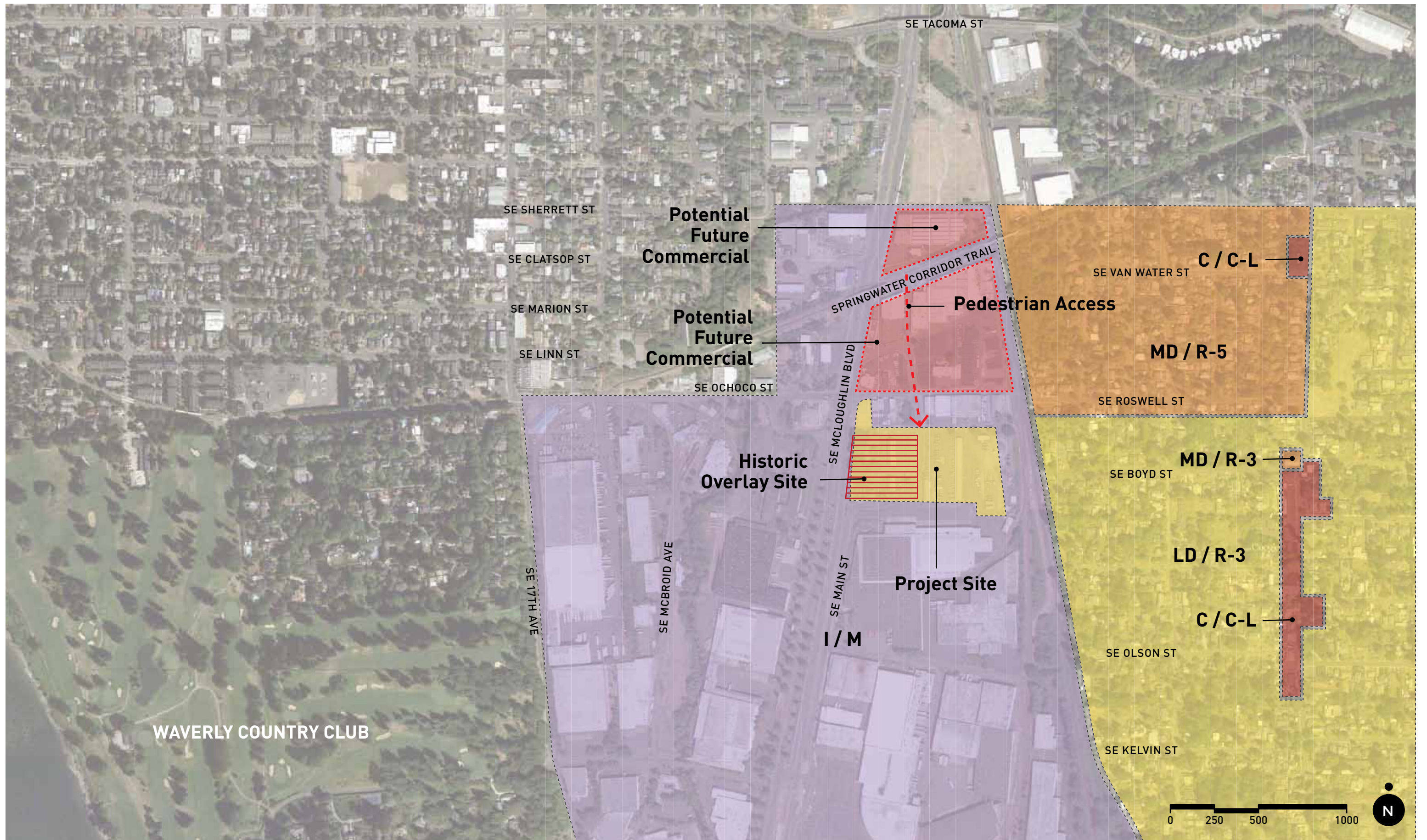
PUBLIC PARKING LOTS	561 (660 SPACES @ 85% AVAILABLE)
NON-RESIDENTIAL ON-STREET PARKING	304 (608 STALLS @ 50% AVAILABLE)
PRIVATE PARKING LOTS	1,000 (2,000 STALLS @ 50% AVAILABLE)
TOTAL AVAILABLE SPACES	1865

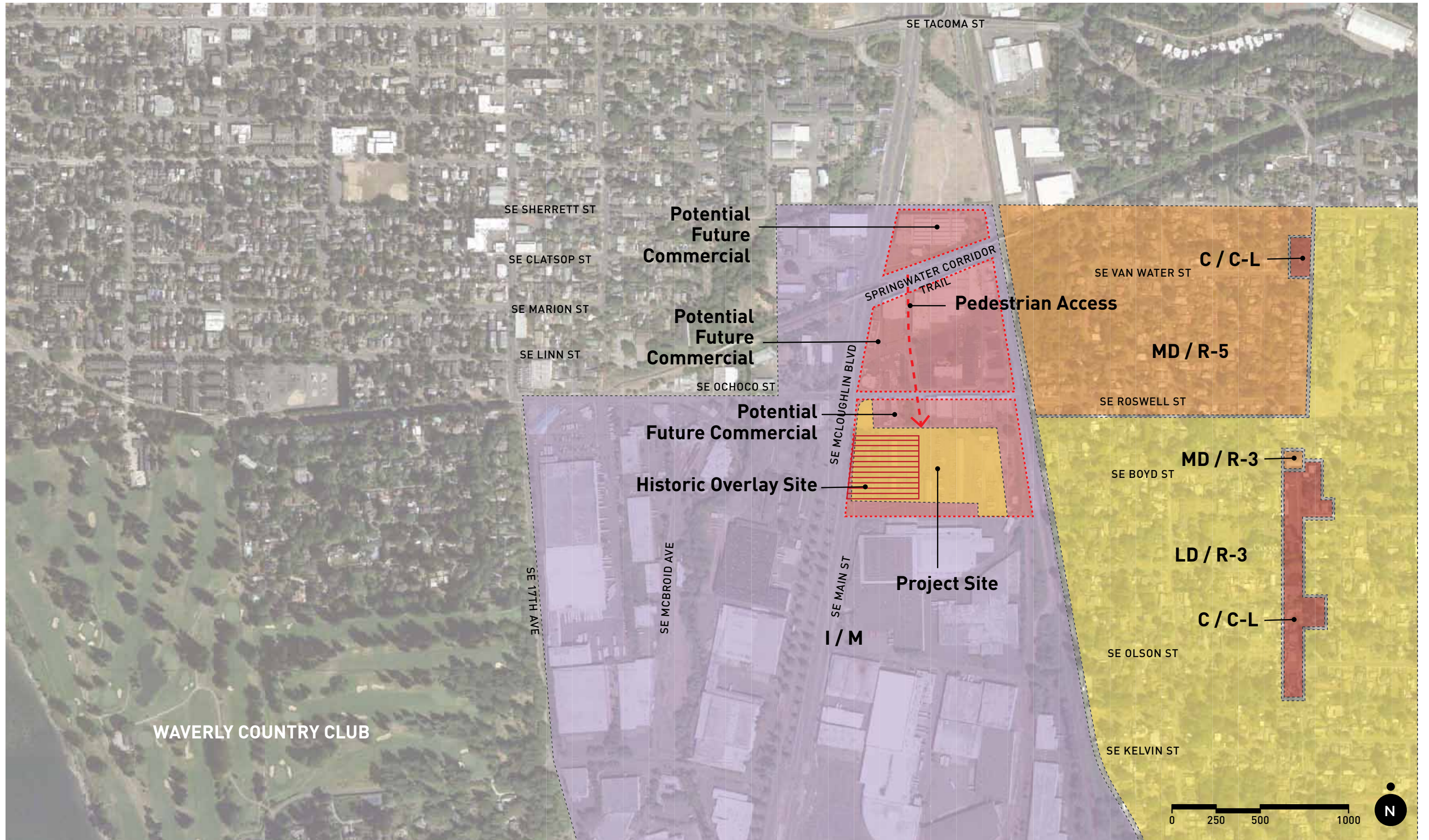








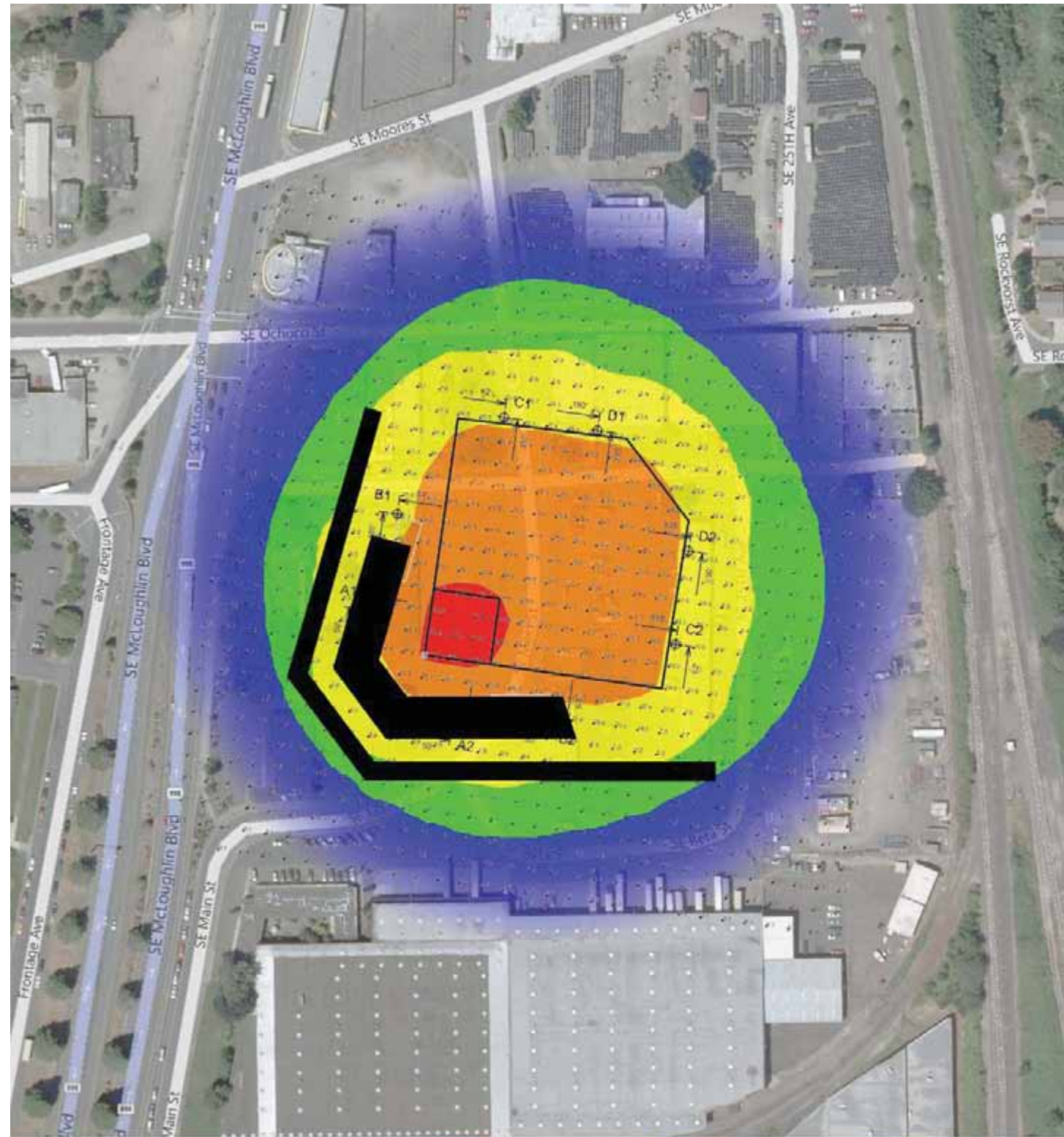




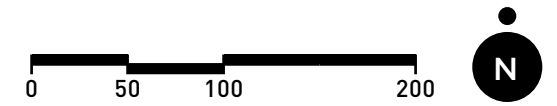
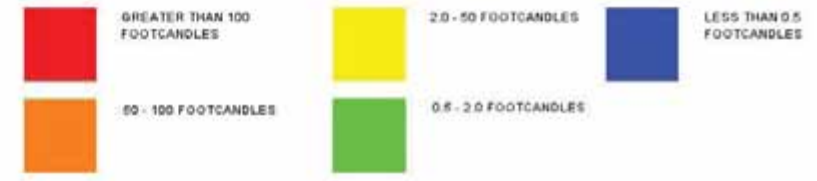


MILWAUKIE BALLPARK FEASIBILITY STUDY

FIELD LIGHTING



SCALE IN FEET 1:150
 0 150 300

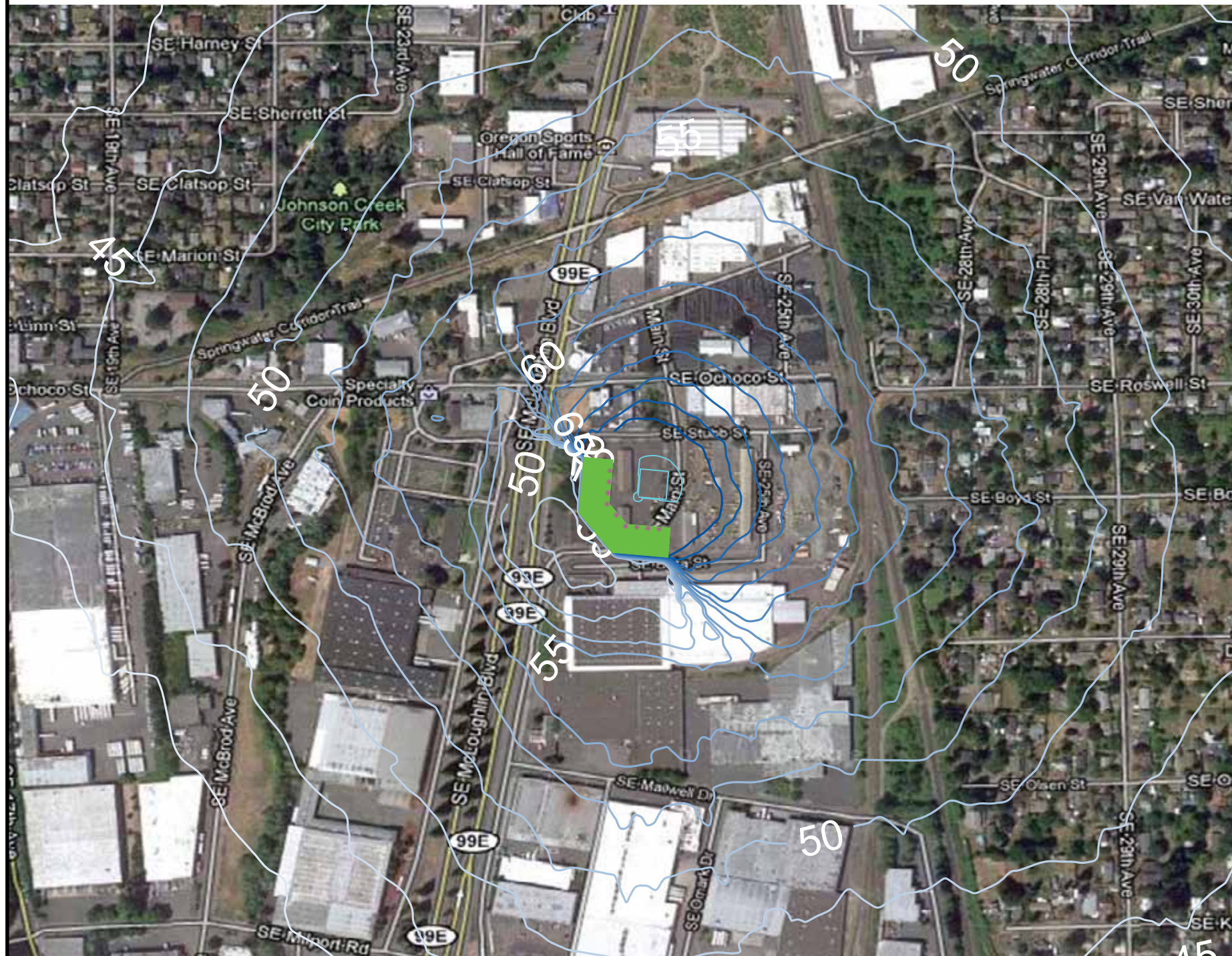


MILWAUKIE BALLPARK FEASIBILITY STUDY

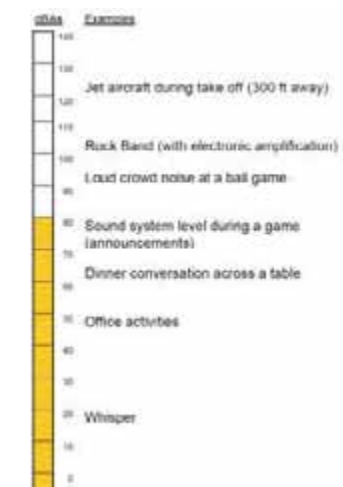
NOISE STUDY

MILWAUKIE SINGLE A BALLPARK - NOISE MAP CONTOURS
 SOUND SYSTEM NOISE PROPAGATION - SPEAKERS AIMED AT SEATING

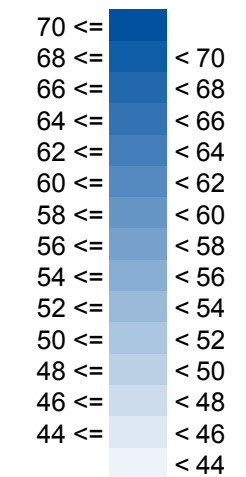
Sound System dBA Sound Level (Leq)



COMMON NOISES IN dB



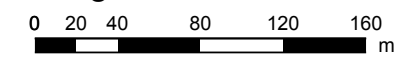
Noise levels Leq, dB(A)



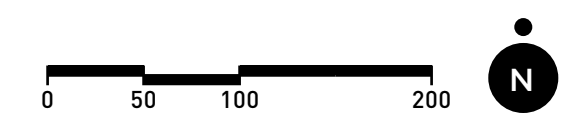
Signs and symbols

- Main building
- Area
- Point source
- Roof area
- Noise calculation area

Length Scale 1:4500



20 October 2011

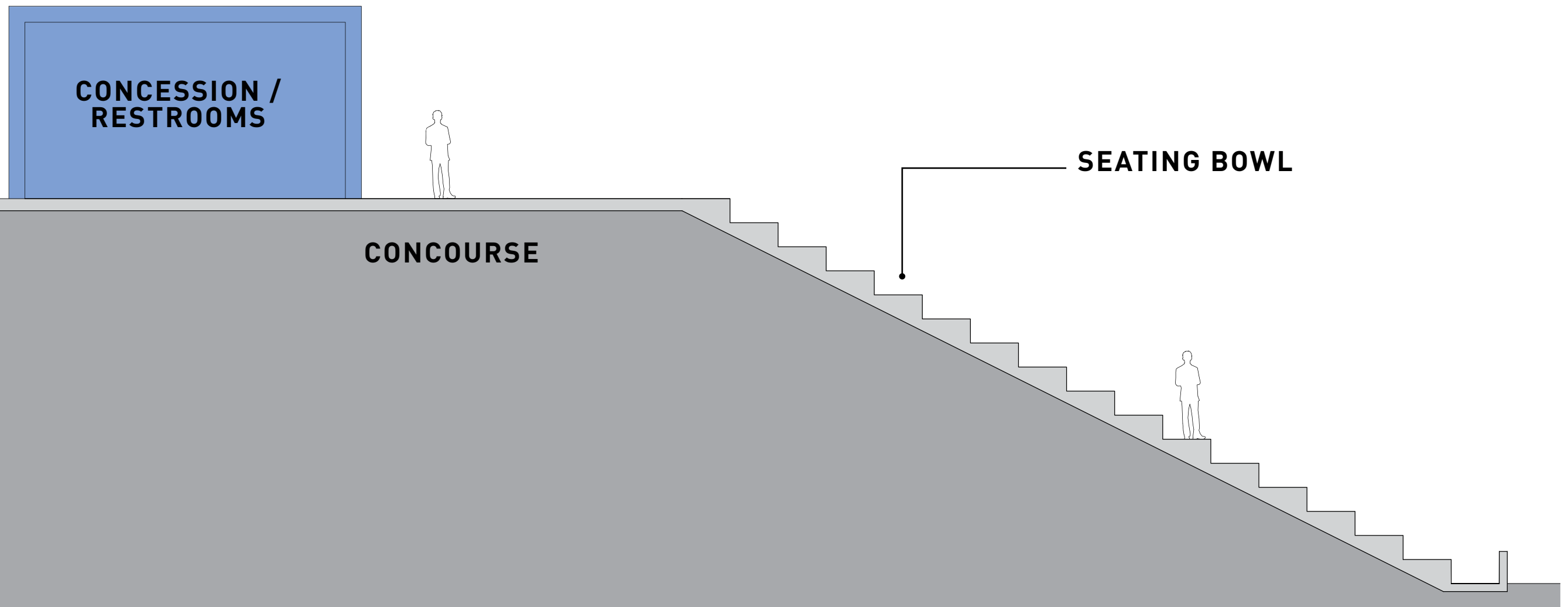
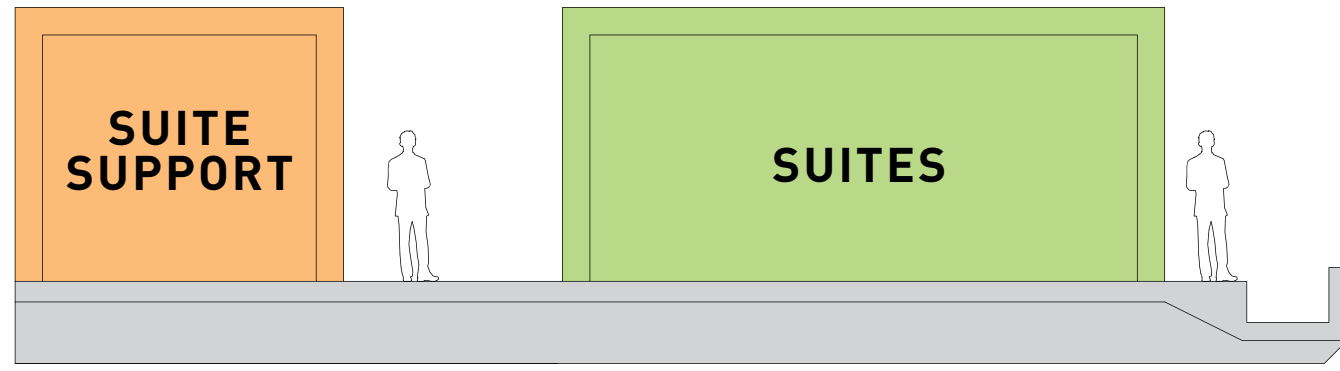


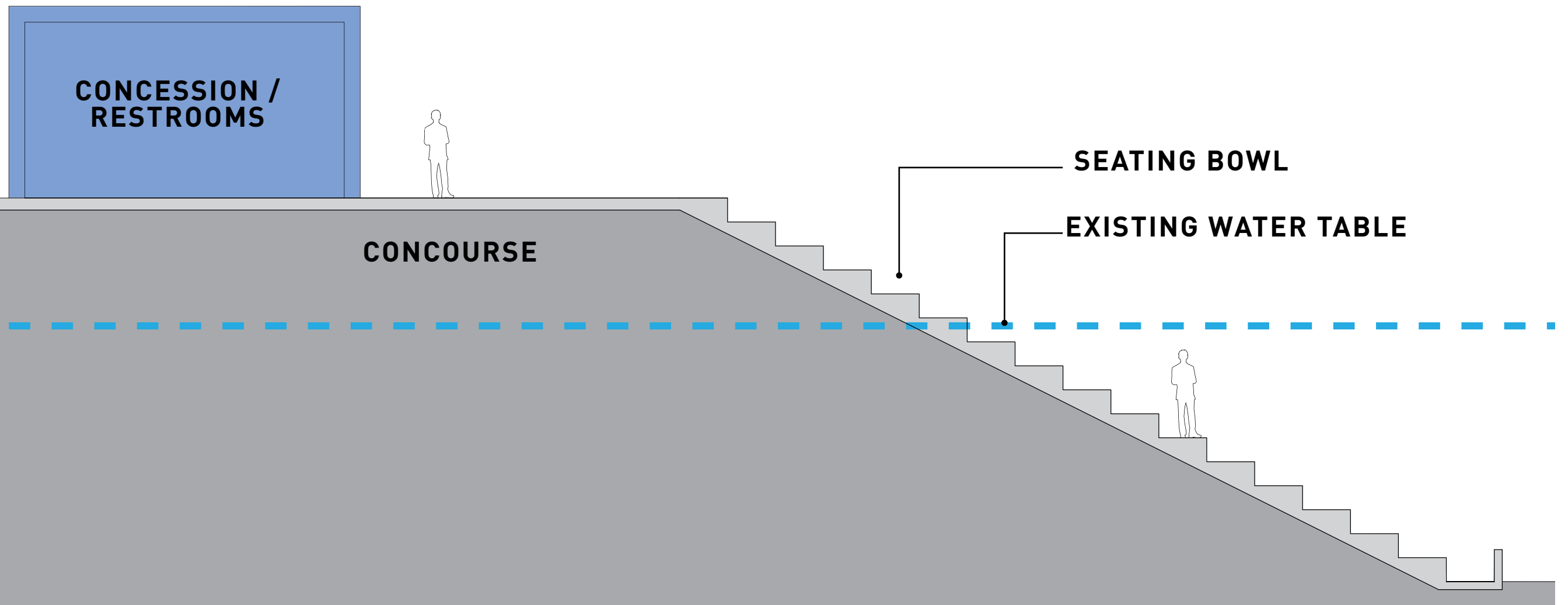
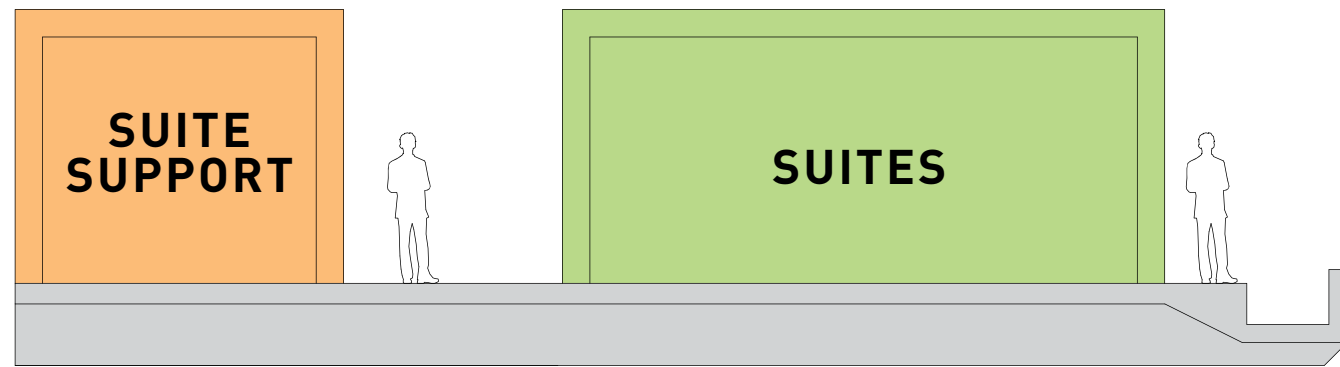
MILWAUKIE BALLPARK FEASIBILITY STUDY

SITE FEASIBILITY ANALYSIS

BALLPARK PROGRAM

- 3,750 Seats
- Berm Seating
- 10 Suites
- Enclosed Ballpark Club
- Party Deck
- Public Restrooms & Family Toilets
- Fan Assistance/First Aid
- Concession Stands and Portable Carts
- Children's Play Area
- Beer Garden
- Team Store
- Box Office
- Video Scoreboard
- Team Offices
- Home & Visiting Team Locker Facilities
- Playing Field (All-Weather)
- Dugouts
- Bullpens
- Support Spaces
 - Concourses
 - Security
 - Media Facilities (Press Box)
 - Building & Field Maintenance
 - Commissary/Kitchen

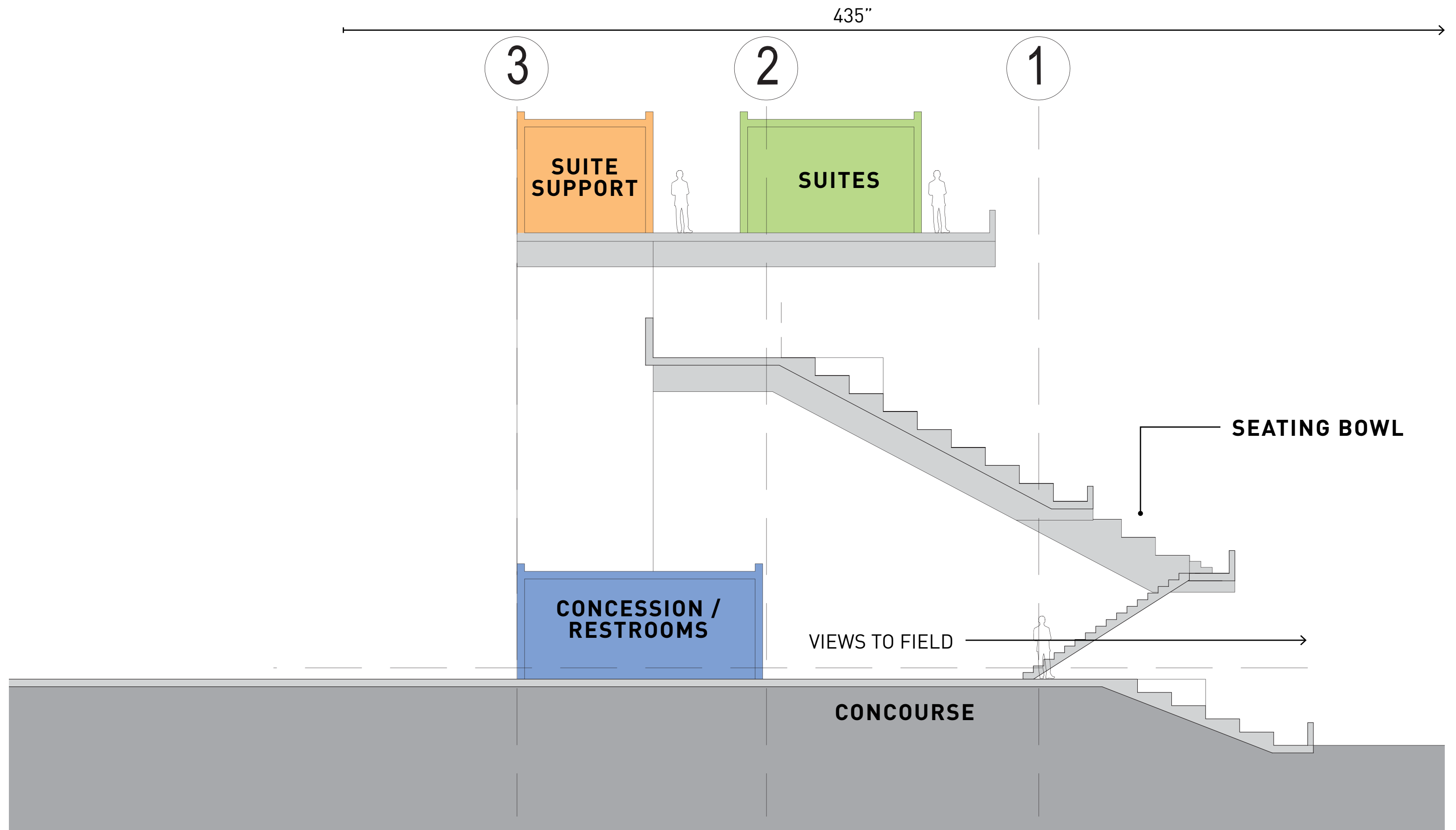










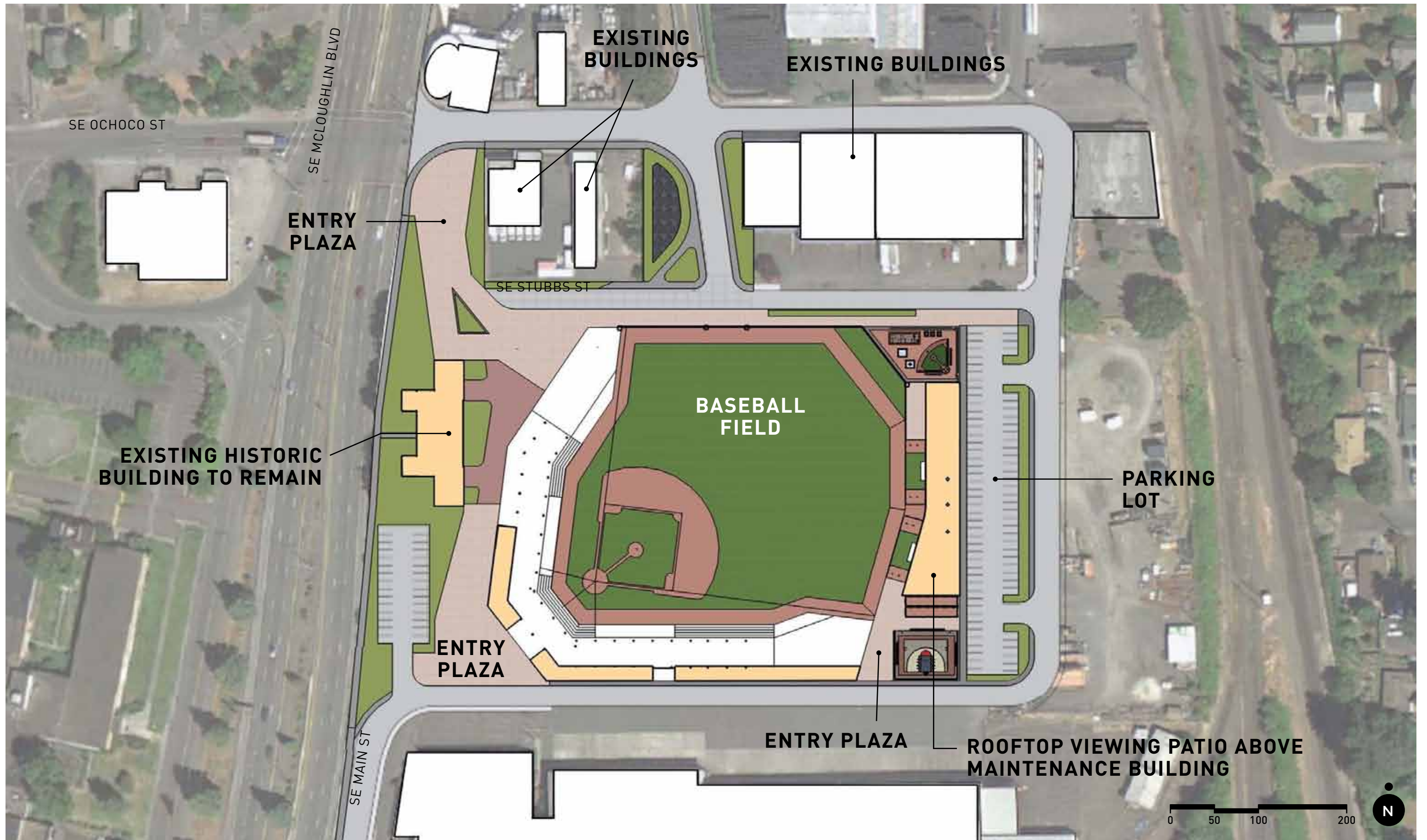


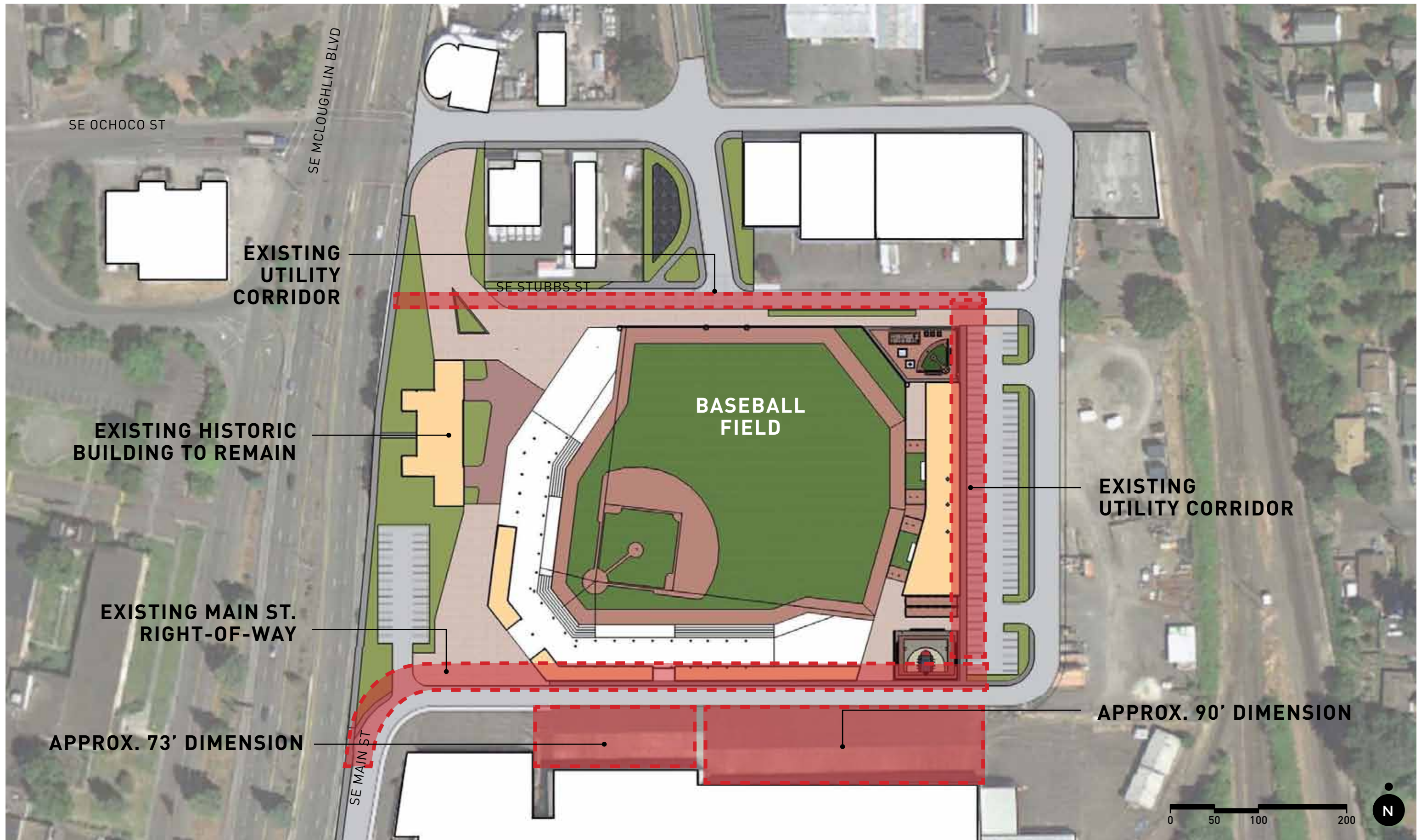


MILWAUKIE BALLPARK FEASIBILITY STUDY

OPTION 1 | NORTHEAST ORIENTATION







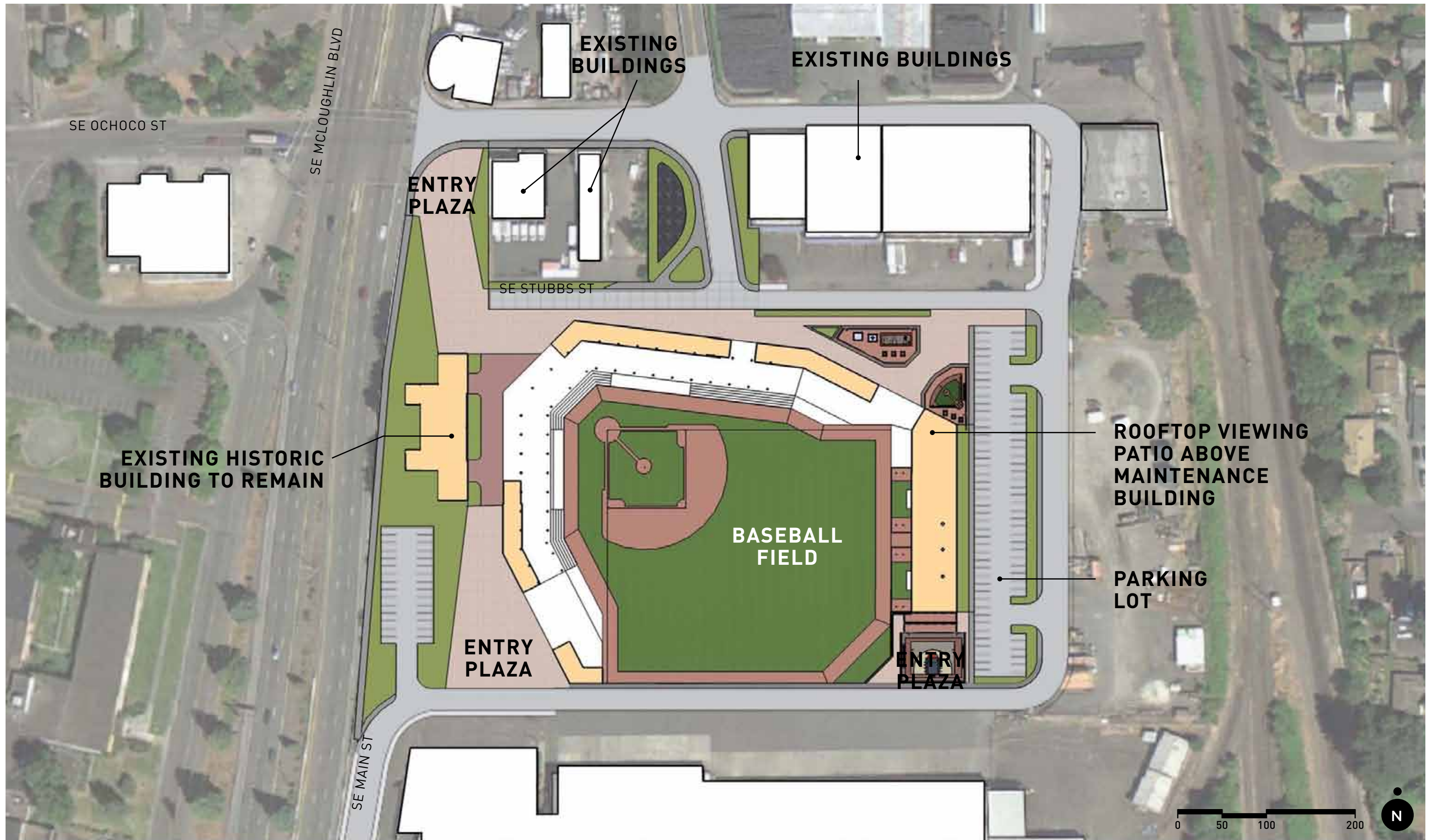




MILWAUKIE BALLPARK FEASIBILITY STUDY

OPTION 2 | SOUTHEAST ORIENTATION







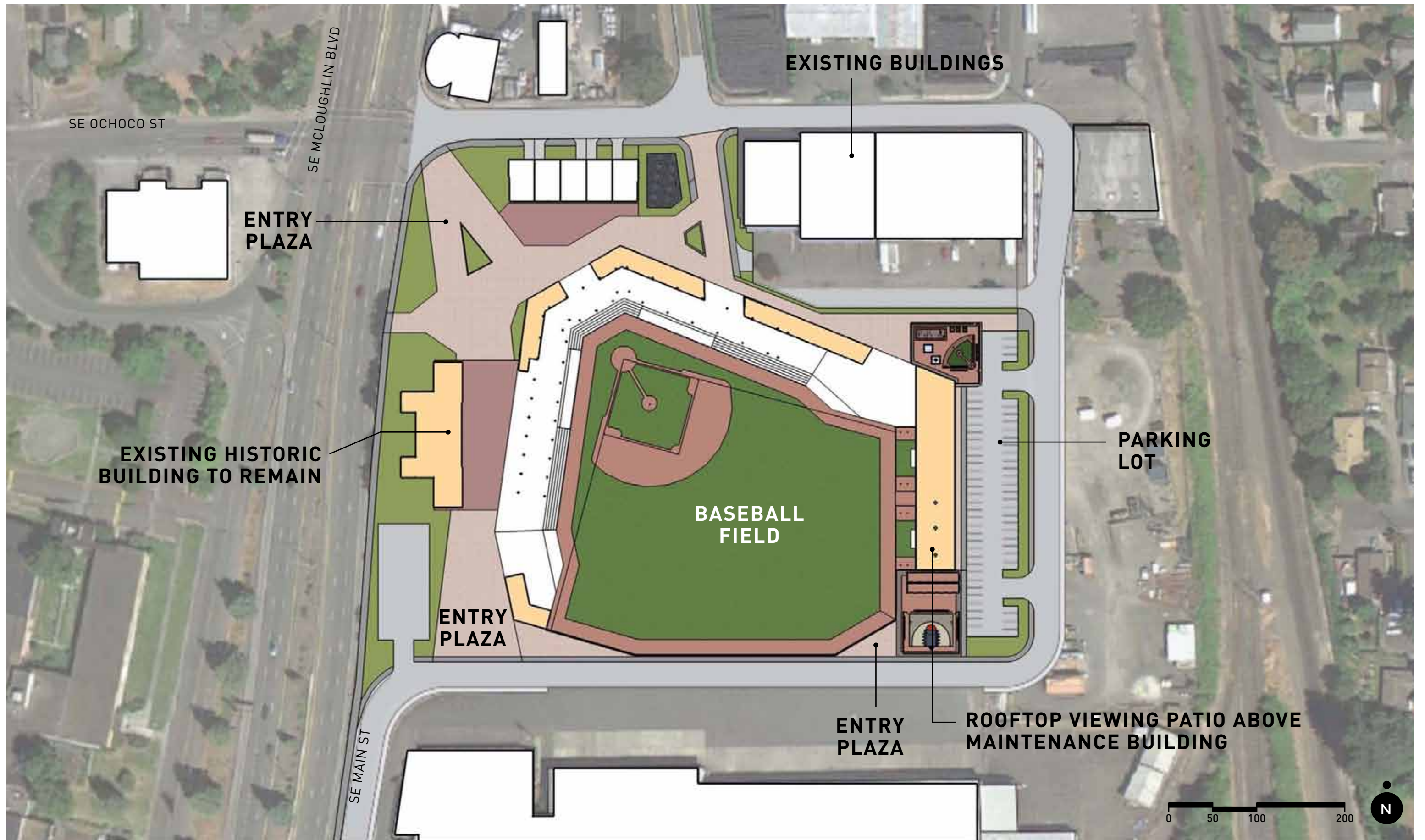


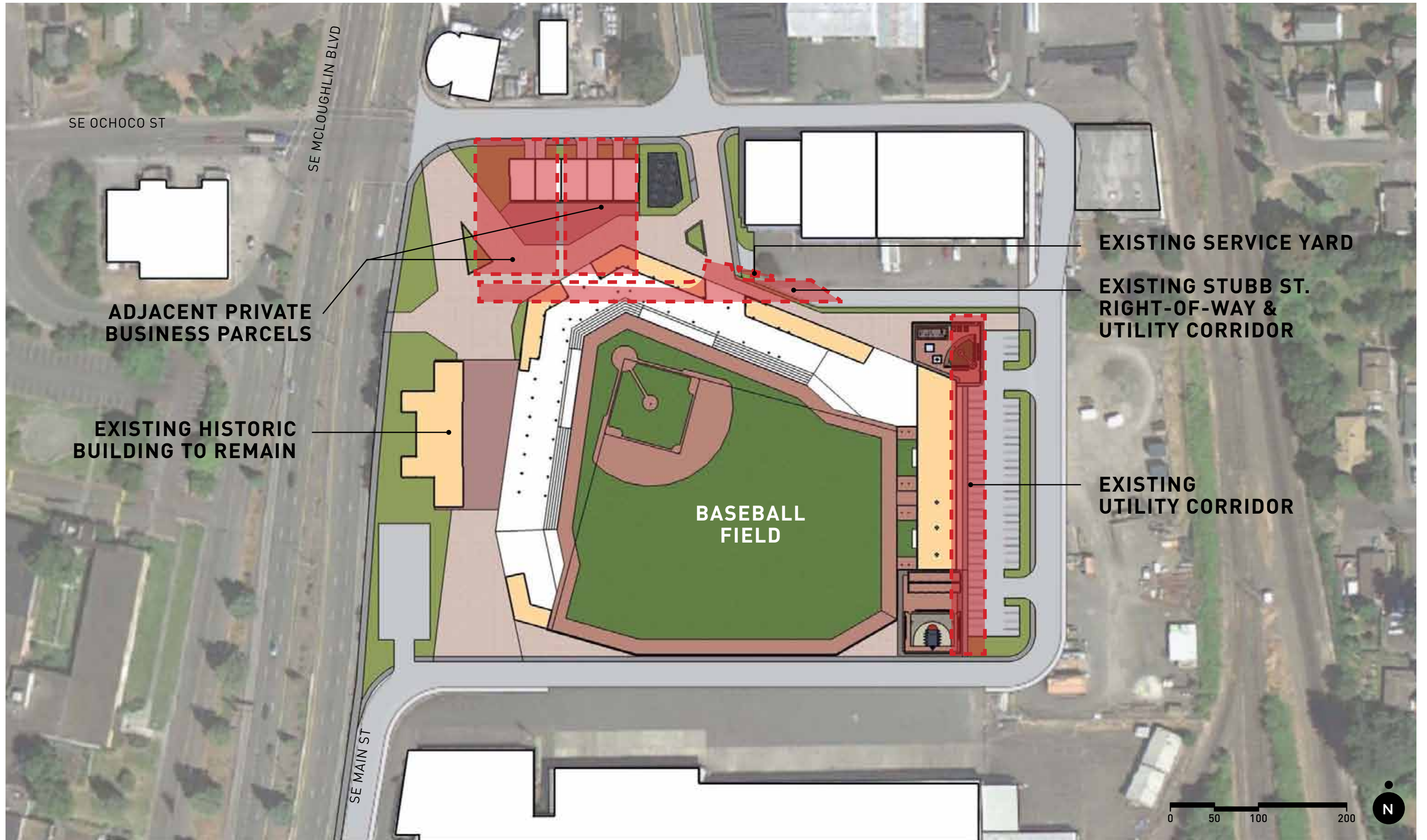


MILWAUKIE BALLPARK FEASIBILITY STUDY

OPTION 3 | SOUTHEAST ORIENTATION







SE OCHOCO ST

SE MCLOUGHLIN BLVD

ADJACENT PRIVATE BUSINESS PARCELS

EXISTING HISTORIC BUILDING TO REMAIN

BASEBALL FIELD

EXISTING SERVICE YARD

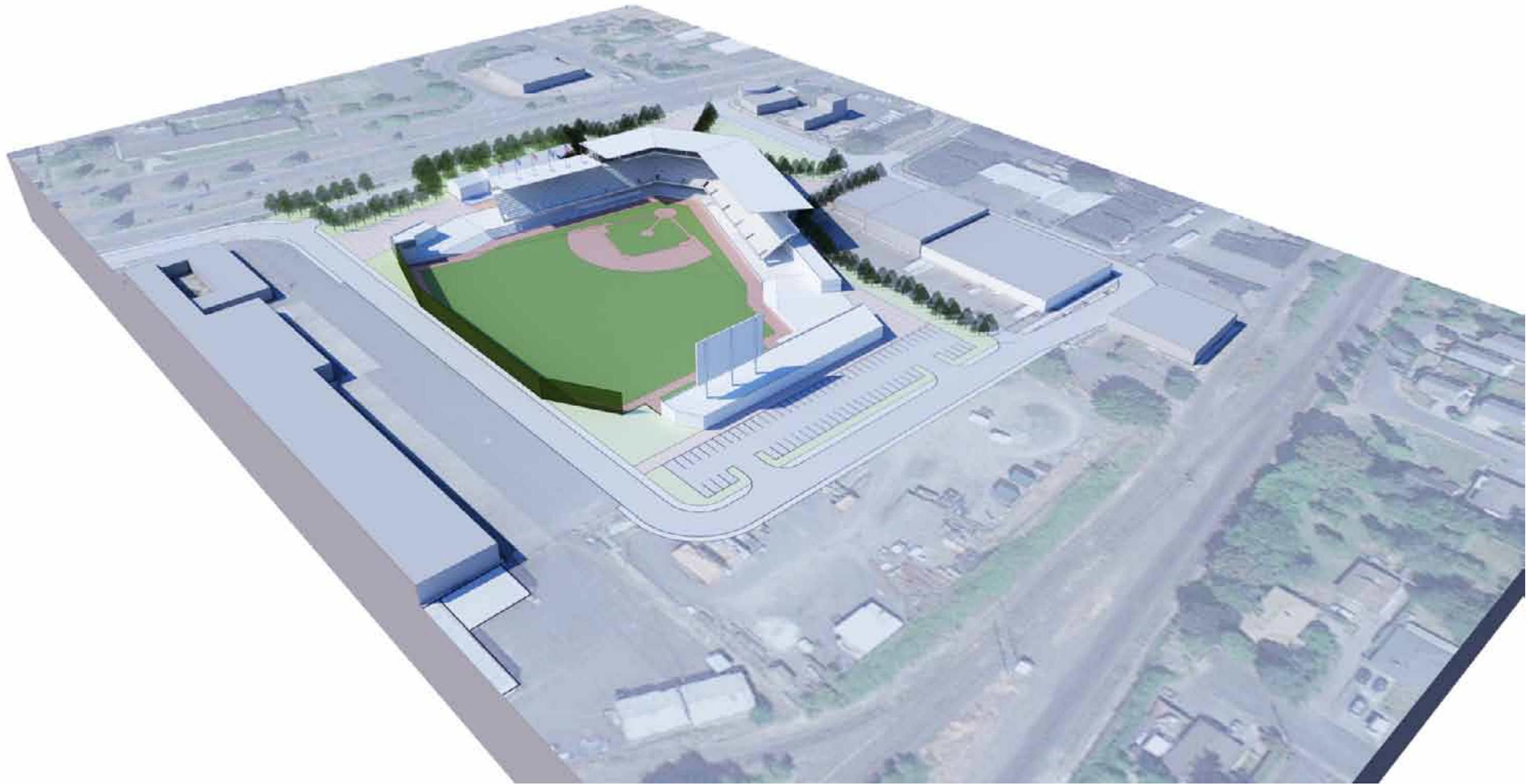
EXISTING STUBB ST. RIGHT-OF-WAY & UTILITY CORRIDOR

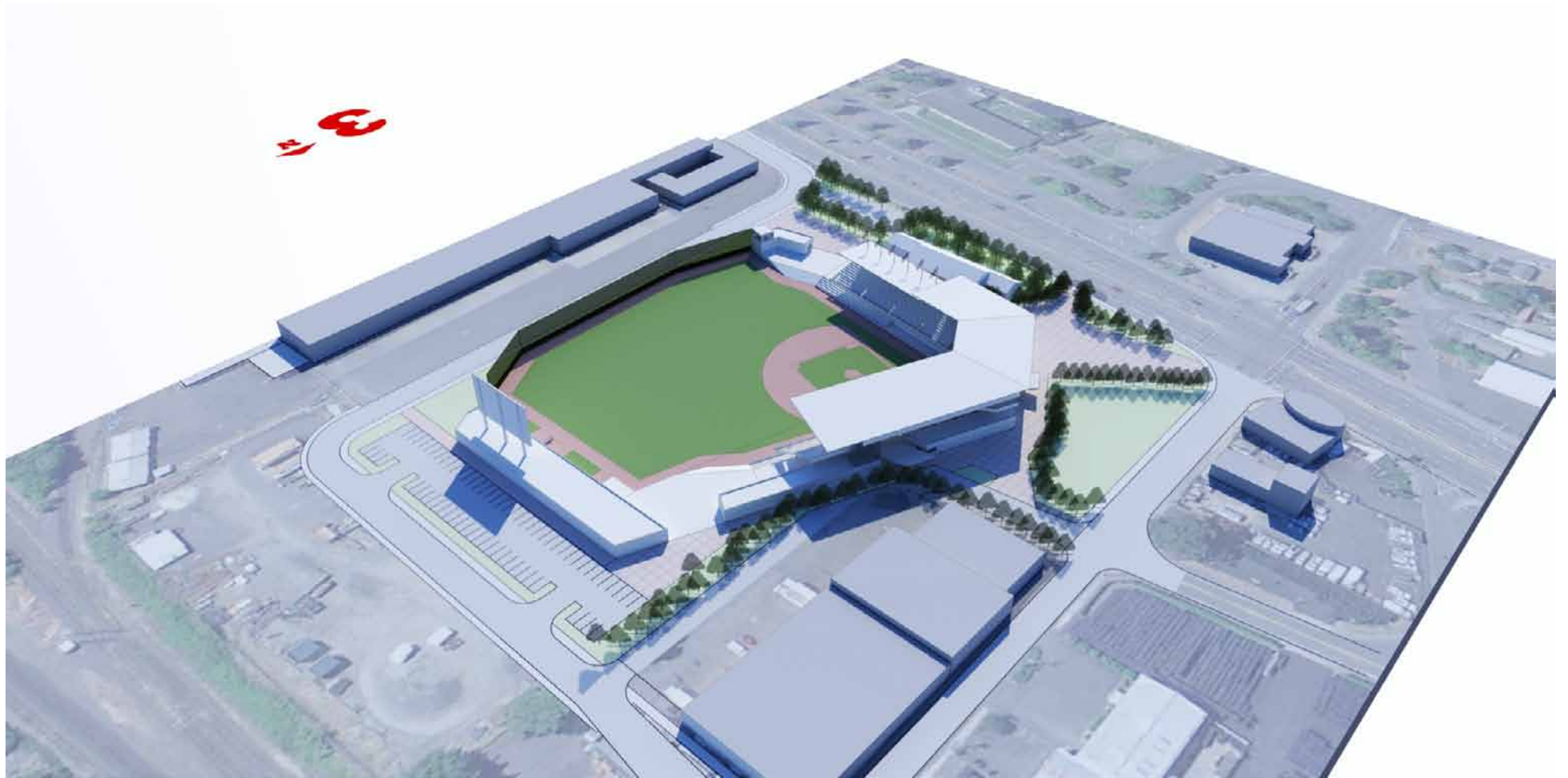
EXISTING UTILITY CORRIDOR

SE MAIN ST

0 50 100 200







MILWAUKIE BALLPARK FEASIBILITY STUDY

ANALYSIS CRITERIA

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- Gateway to City
- Arrival From North & South
- Relationship to Historic Building
- Field Dimensions
- Site Development Costs
- Light
- Noise
- Ballpark Program
- Ballpark Cost

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MILWAUKIE BALLPARK FEASIBILITY STUDY

GATEWAY TO CITY

OPTION 1: VIEW FROM SE MCLOUGHLIN & OCHOCO

- EXISTING BUILDINGS IN FOREGROUND OF VIEW TO BALLPARK
- VIEW OF SEATING BOWL AND GLIMPSE OF FIELD
- BALLPARK SEATING PROMINENT IN VIEW





**OPTION 2:
VIEW FROM SE MCLOUGHLIN & OCHOCO**

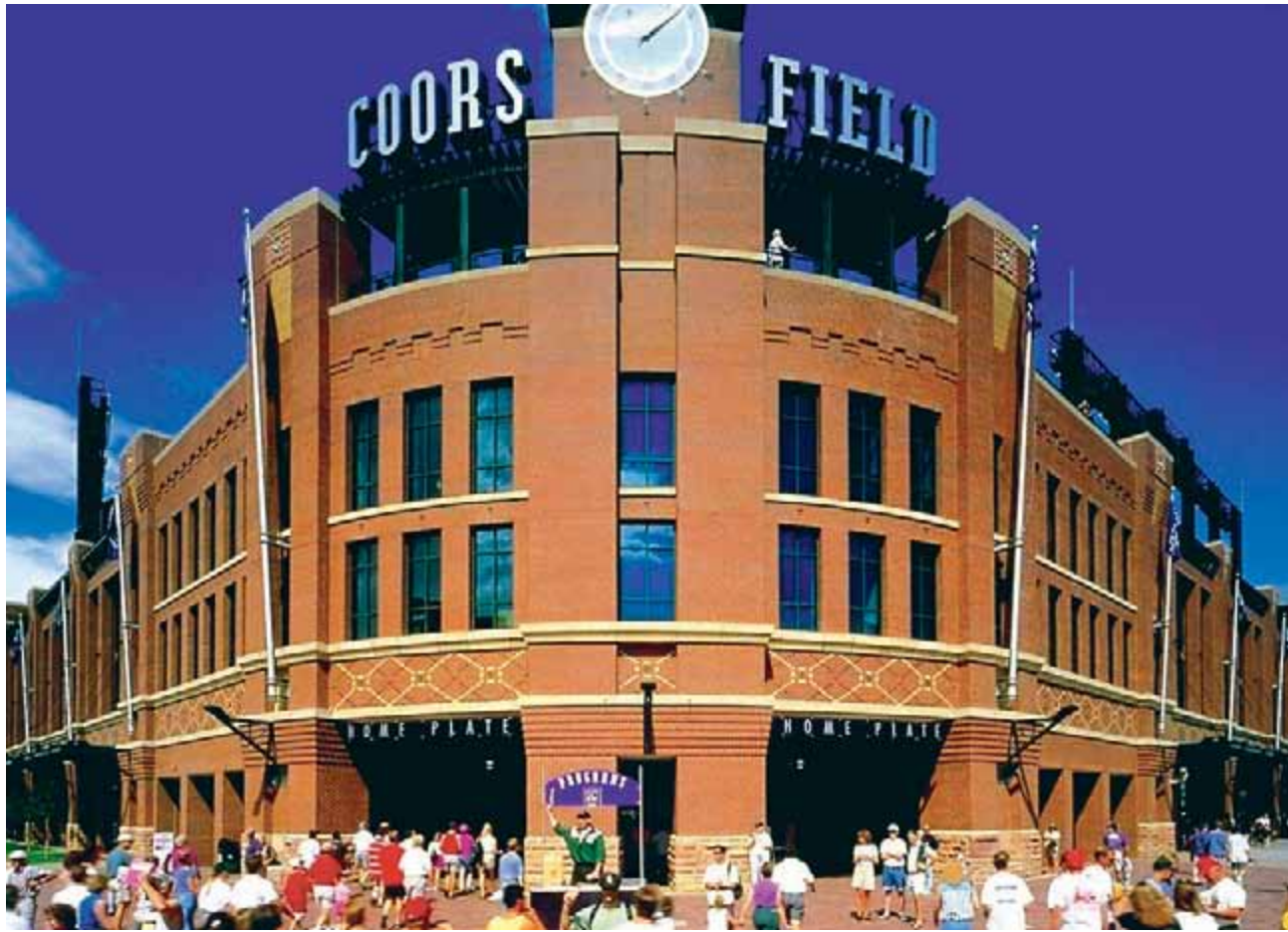
- EXISTING BUILDINGS IN FOREGROUND OF VIEW TO BALLPARK
- VIEW OF HOME PLATE ENTRY
- HOME PLATE FACADE PROMINENT IN VIEW



**OPTION 3:
VIEW FROM SE MCLOUGHLIN & OCHOCO**

- NEW DEVELOPMENT AND ENTRY PLAZA IN FOREGROUND OF VIEW TO BALLPARK
- VIEW OF HOME PLATE ENTRY
- HOME PLATE FACADE PROMINENT IN VIEW





MILWAUKIE BALLPARK FEASIBILITY STUDY

ARRIVAL

**OPTION 1:
VIEW FROM SE MCLOUGHLIN SOUTH OF BETA STREET**

- EXISTING BUILDINGS IN FOREGROUND OF VIEW TO BALLPARK
- VIEW OF HOME PLATE ENTRY
- HOME PLATE FACADE PROMINENT IN VIEW



**OPTION 2:
VIEW FROM SE MCLOUGHLIN SOUTH OF BETA STREET**

- EXISTING BUILDINGS IN FOREGROUND OF VIEW TO BALLPARK
- VIEW OF SEATING BOWL AND GLIMPSE OF FIELD
- BALLPARK SEATING AND CLUBHOUSE BUILDING PROMINENT IN VIEW



**OPTION 3:
VIEW FROM SE MCLOUGHLIN SOUTH OF BETA STREET**

- EXISTING BUILDINGS IN FOREGROUND OF VIEW TO BALLPARK
- VIEW OF SEATING BOWL AND GLIMPSE OF FIELD
- BALLPARK SEATING AND CLUBHOUSE BUILDING PROMINENT IN VIEW



**OPTION 1:
VIEW NORTH ACCESS FROM MAIN STREET**

- WALK TERMINATES IN OUTFIELD WALL
- LIMITED PLAZA SPACE



**OPTION 2:
VIEW NORTH ACCESS FROM MAIN STREET**

- WALK TERMINATES IN BUILDING FACADE
- BUILDING ORIENTATION ALLOWS FOR LARGER PLAZA SPACE



**OPTION 3:
VIEW NORTH ACCESS FROM MAIN STREET**

- WALK TERMINATES IN BUILDING FACADE
- BUILDING ORIENTATION AND ADDITIONAL SITE ARE ALLOW FOR LARGER PLAZA SPACE





MILWAUKIE BALLPARK FEASIBILITY STUDY

RELATIONSHIP TO HISTORIC BUILDING

**OPTION 1:
VIEW FROM SOUTH OF PLAZA
BETWEEN BALLPARK AND ODOT BUILDING**

- LOWER SEATING AREA ADJACENT TO ODOT BUILDING
- PLAZA WIDENS ADJACENT TO ODOT BUILDING



**OPTION 1:
VIEW FROM NORTH OF PLAZA
BETWEEN BALLPARK AND ODOT BUILDING**

- LOWER SEATING AREA ADJACENT TO ODOT BUILDING
- PLAZA WIDENS ADJACENT TO ODOT BUILDING



OPTION 1: FIELD VIEW FROM ODOT BUILDING

- LOWER SEATING AREA ADJACENT TO ODOT BUILDING
- PLAZA WIDENS ADJACENT TO ODOT BUILDING



**OPTION 2:
VIEW FROM NORTH OF PLAZA BETWEEN
BALLPARK AND ODOT BUILDING**

- HIGHER GRAND STAND AREA ADJACENT TO ODOT BUILDING
- PLAZA CONSISTENT ADJACENT TO ODOT BUILDING



**OPTION 2:
VIEW FROM SOUTH OF PLAZA BETWEEN
BALLPARK AND ODOT BUILDING**

- HIGHER GRAND STAND AREA ADJACENT TO ODOT BUILDING
- PLAZA CONSISTENT ADJACENT TO ODOT BUILDING



OPTION 2: FIELD VIEW FROM ODOT BUILDING

- HIGHER GRAND STAND AREA ADJACENT TO ODOT BUILDING
- PLAZA CONSISTENT ADJACENT TO ODOT BUILDING



**OPTION 3:
VIEW FROM NORTH OF PLAZA BETWEEN
BALLPARK AND ODOT BUILDING**

- LOWER AREA ADJACENT TO ODOT BUILDING
- PLAZA WIDENING ADJACENT TO ODOT BUILDING



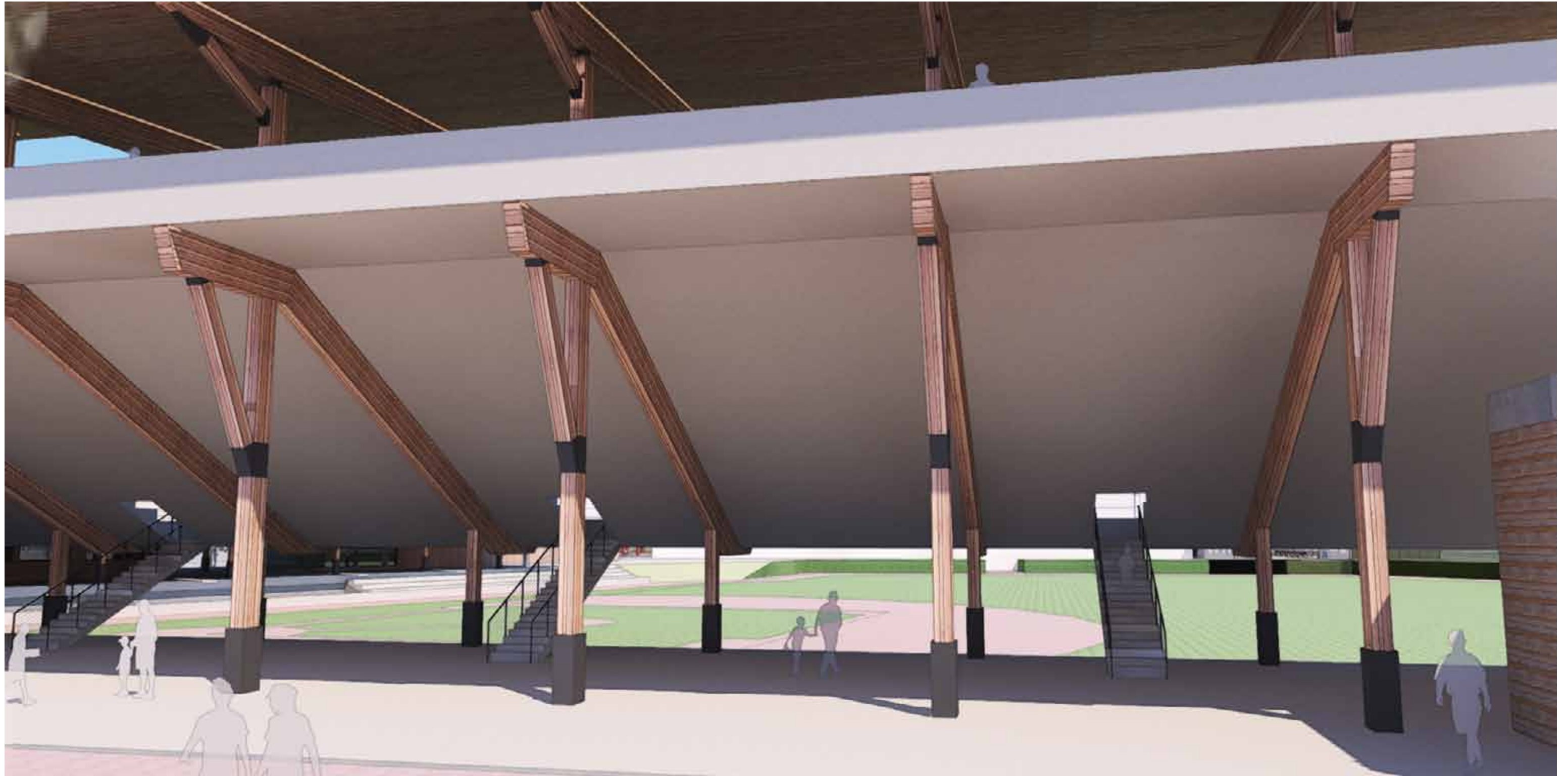
**OPTION 3:
VIEW FROM SOUTH OF PLAZA BETWEEN
BALLPARK AND ODOT BUILDING**

- LOWER AREA ADJACENT TO ODOT BUILDING
- PLAZA WIDENING ADJACENT TO ODOT BUILDING



OPTION 3: FIELD VIEW FROM ODOT BUILDING

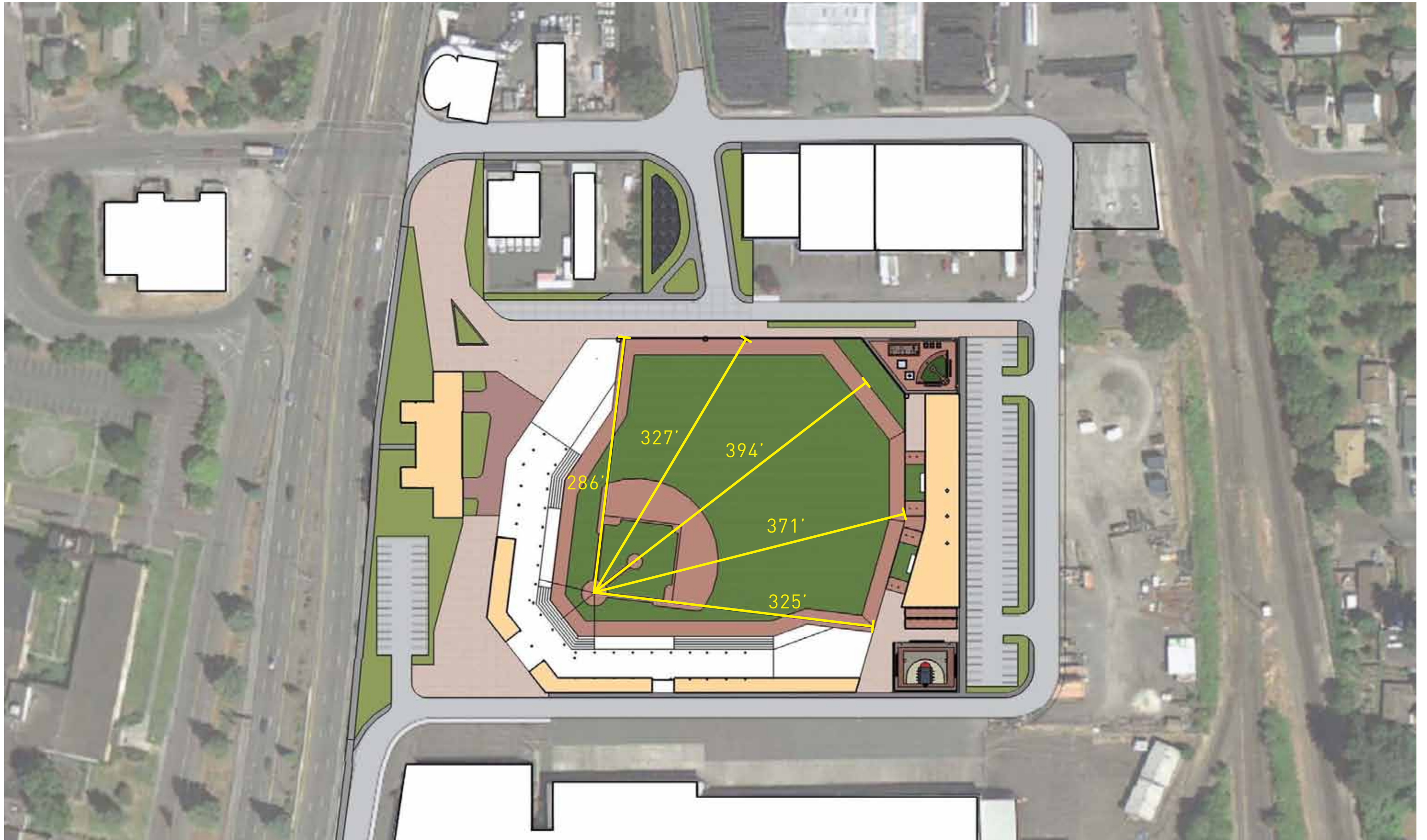
- LOWER AREA ADJACENT TO ODOT BUILDING
- PLAZA WIDENING ADJACENT TO ODOT BUILDING





MILWAUKIE BALLPARK FEASIBILITY STUDY

FIELD DIMENSION







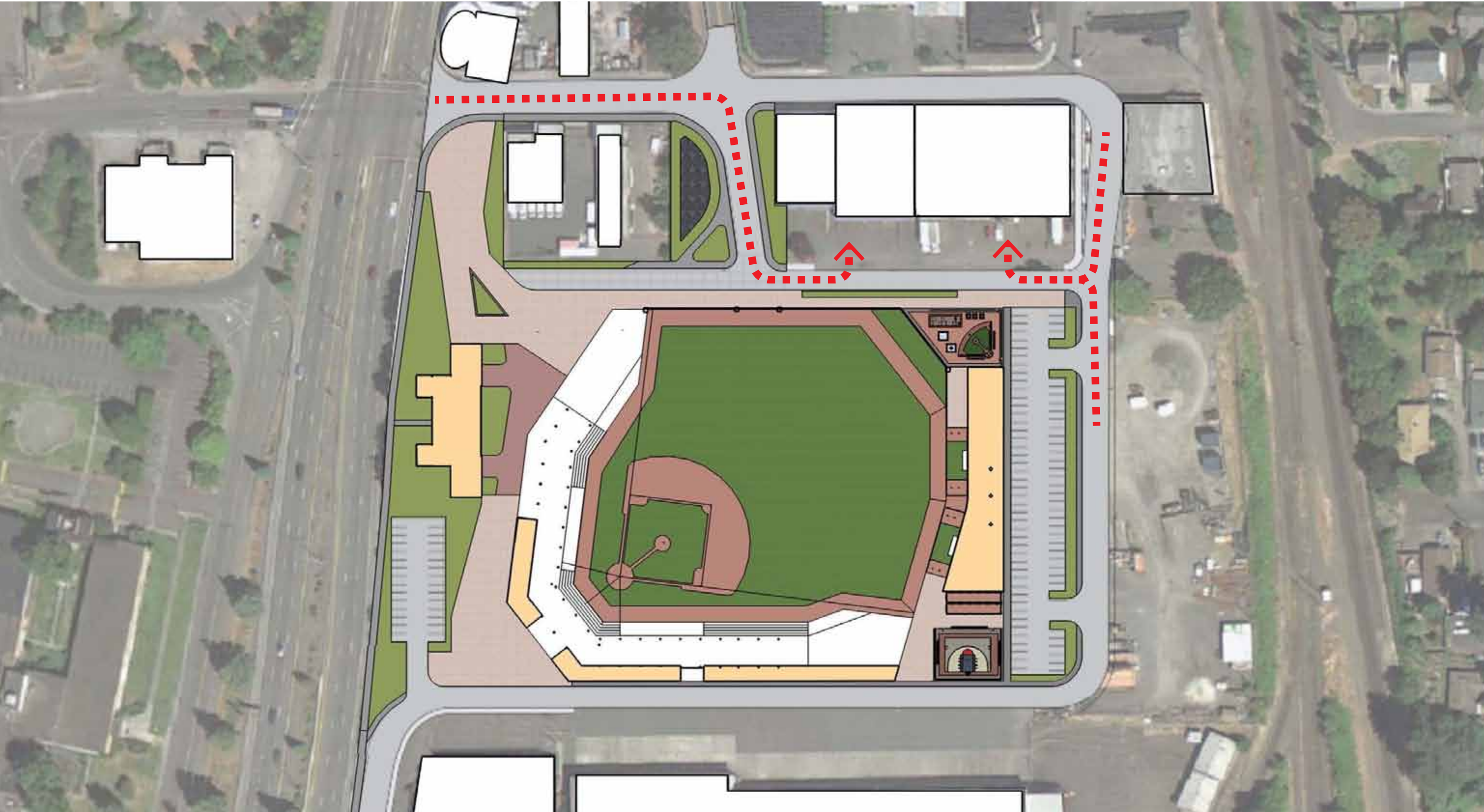




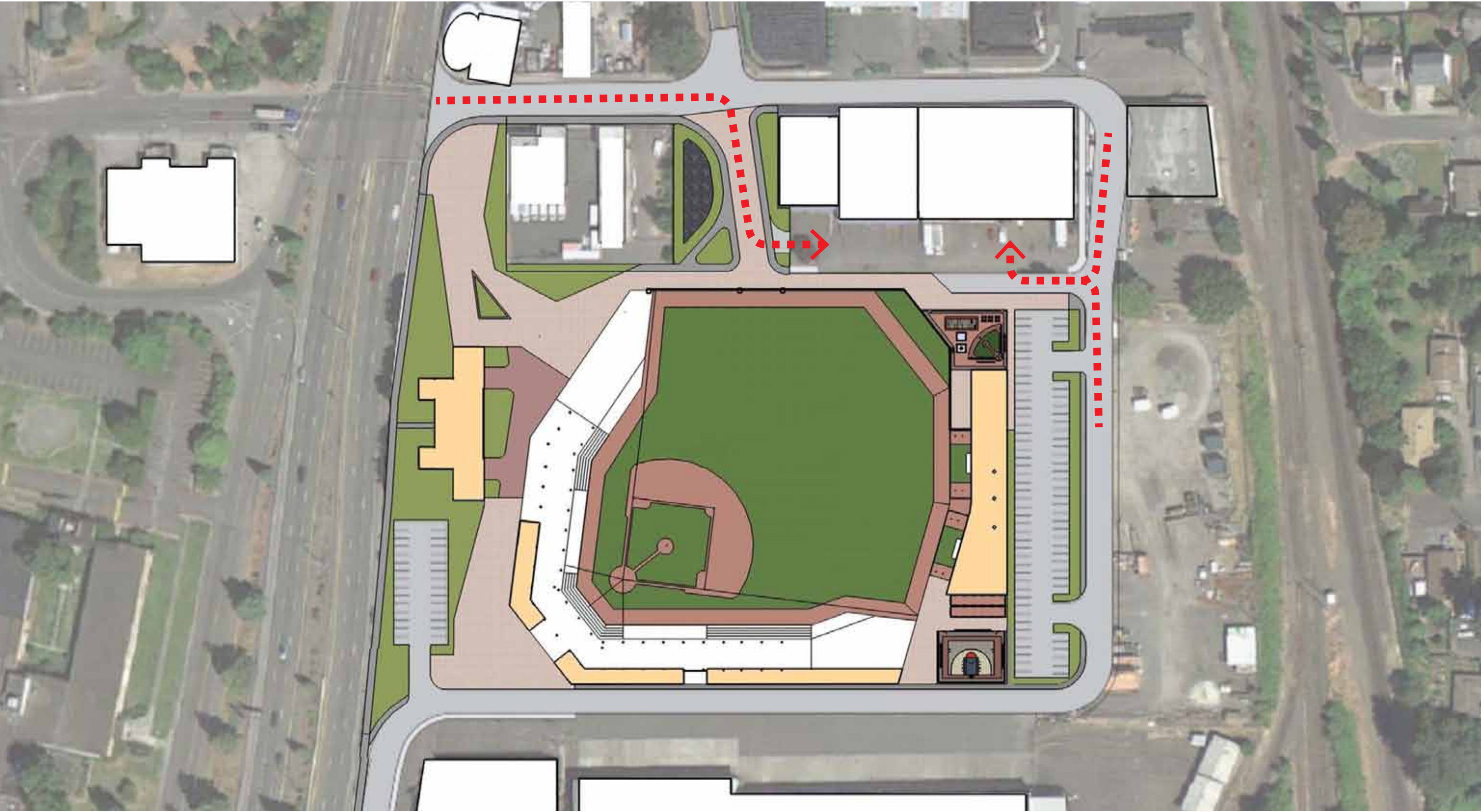
MILWAUKIE BALLPARK FEASIBILITY STUDY

ACCESS TO NORTH INDUSTRIAL BUILDINGS

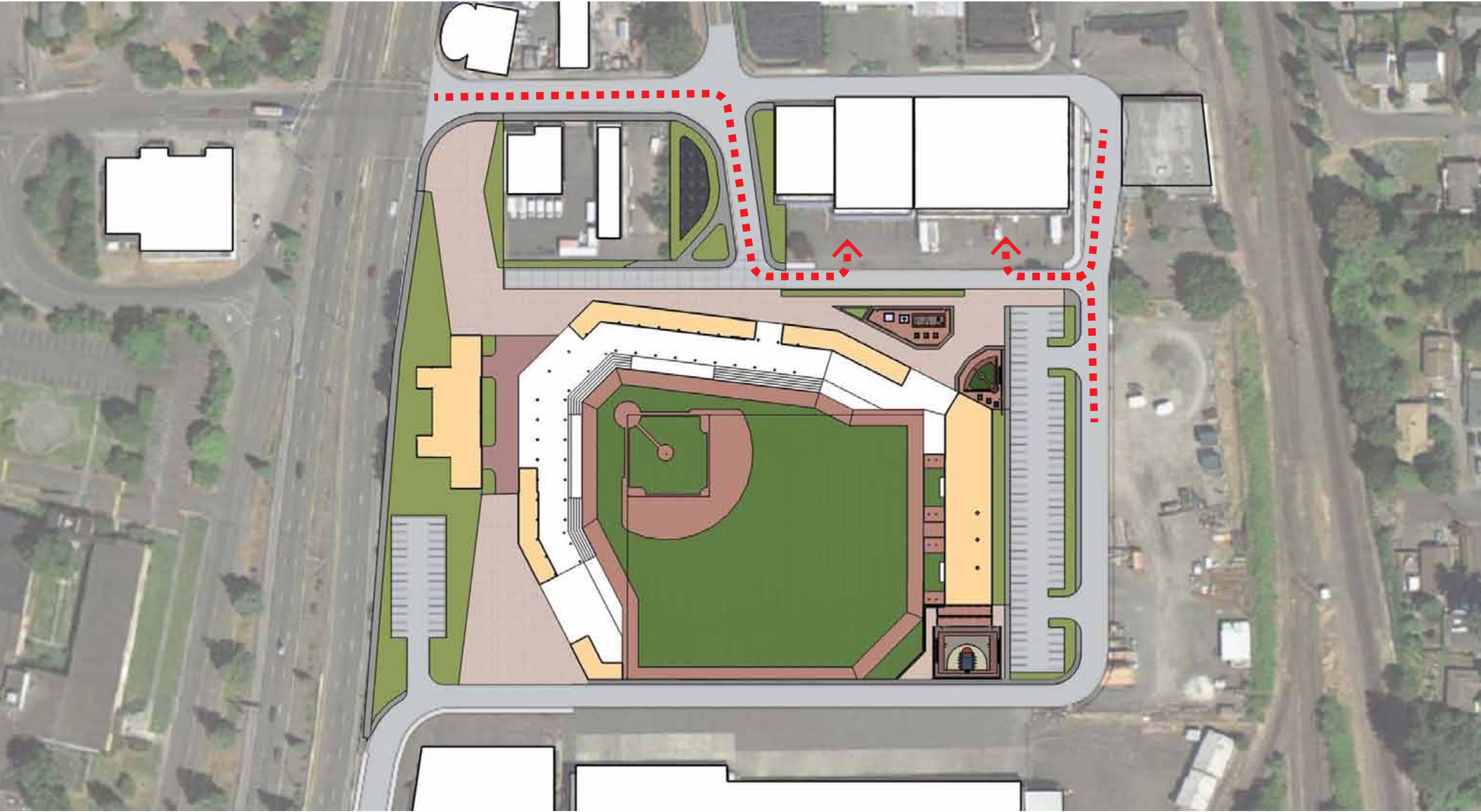
OPTION 1 - ACCESS REMAINS SIMILAR TO CURRENT ACCESS



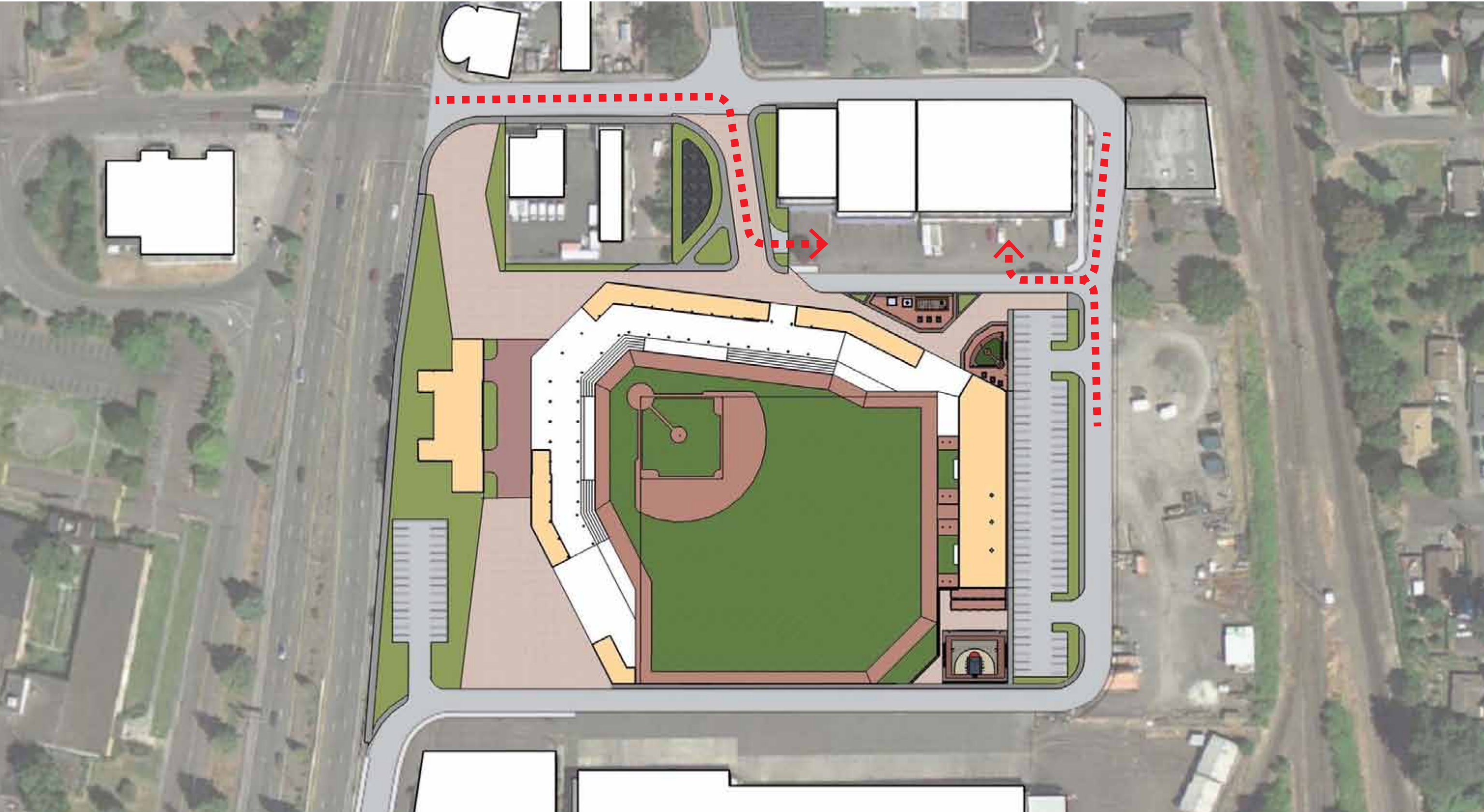
OPTION 1 - STUBB STREET CLOSED: ACCESS TO NORTH INDUSTRIAL PARCELS MODIFIED



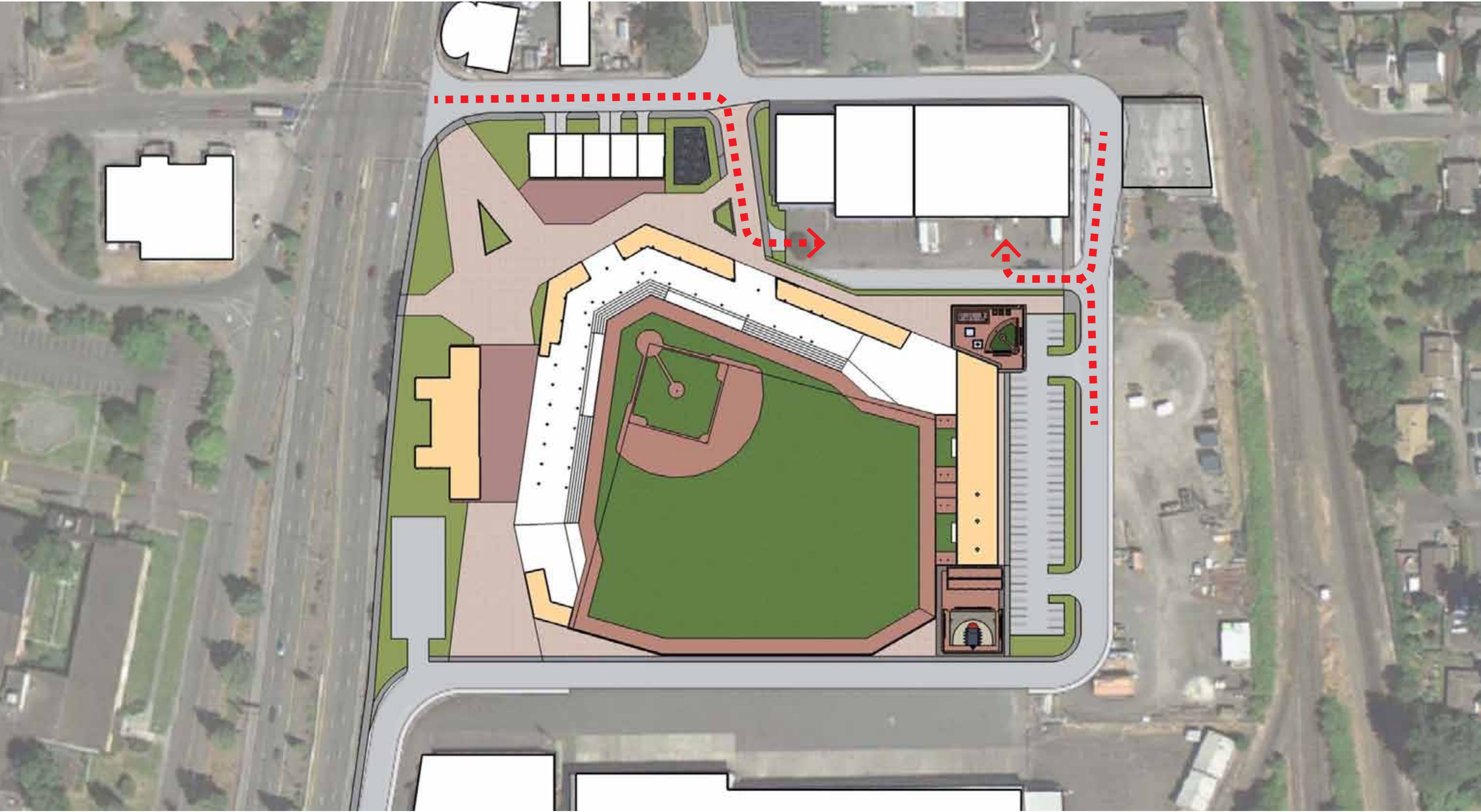
OPTION 2 - ACCESS REMAINS SIMILAR TO CURRENT ACCESS



OPTION 2 - STUBB STREET CLOSED: ACCESS TO NORTH INDUSTRIAL PARCELS MODIFIED



OPTION 3 - ACCESS REMAINS SIMILAR TO CURRENT ACCESS



MILWAUKIE BALLPARK FEASIBILITY STUDY

SITE DEVELOPMENT COSTS

SITE DEVELOPMENT COSTS

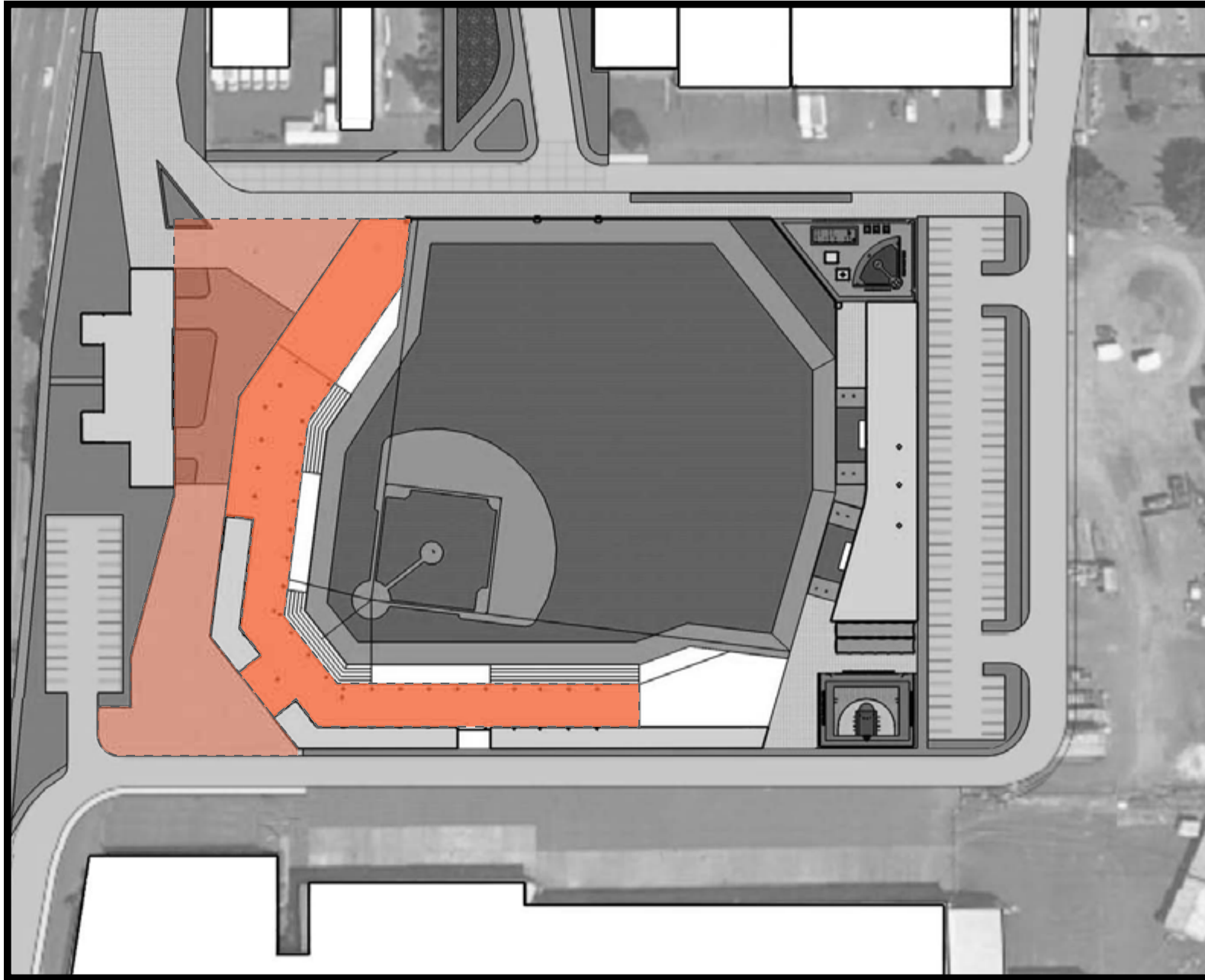
CRITERIA	OPTION 1	OPTION 2	OPTION 3
AREA	8.14 acres	8.14 acres	8.94 acres
ADDITIONAL LAND PURCHASE	No	No	Yes
RELOCATE ODOT	Yes	Yes	Yes
RELOCATE OTHER BUSINESSES	No	No	Yes
RELOCATE BETA STREET UTILITIES	No	No	No
RELOCATE STUBB STREET UTILITIES	No*	No*	Yes
RELOCATE MAIN/25TH STREET UTILITIES	Yes	Yes	Yes

OVERALL

IF STUBB STREET IS CLOSED FOR OPTION 1 AND 2 UTILITIES IN STUBB STREET WILL NEED TO BE RELOCATED

MILWAUKIE BALLPARK FEASIBILITY STUDY

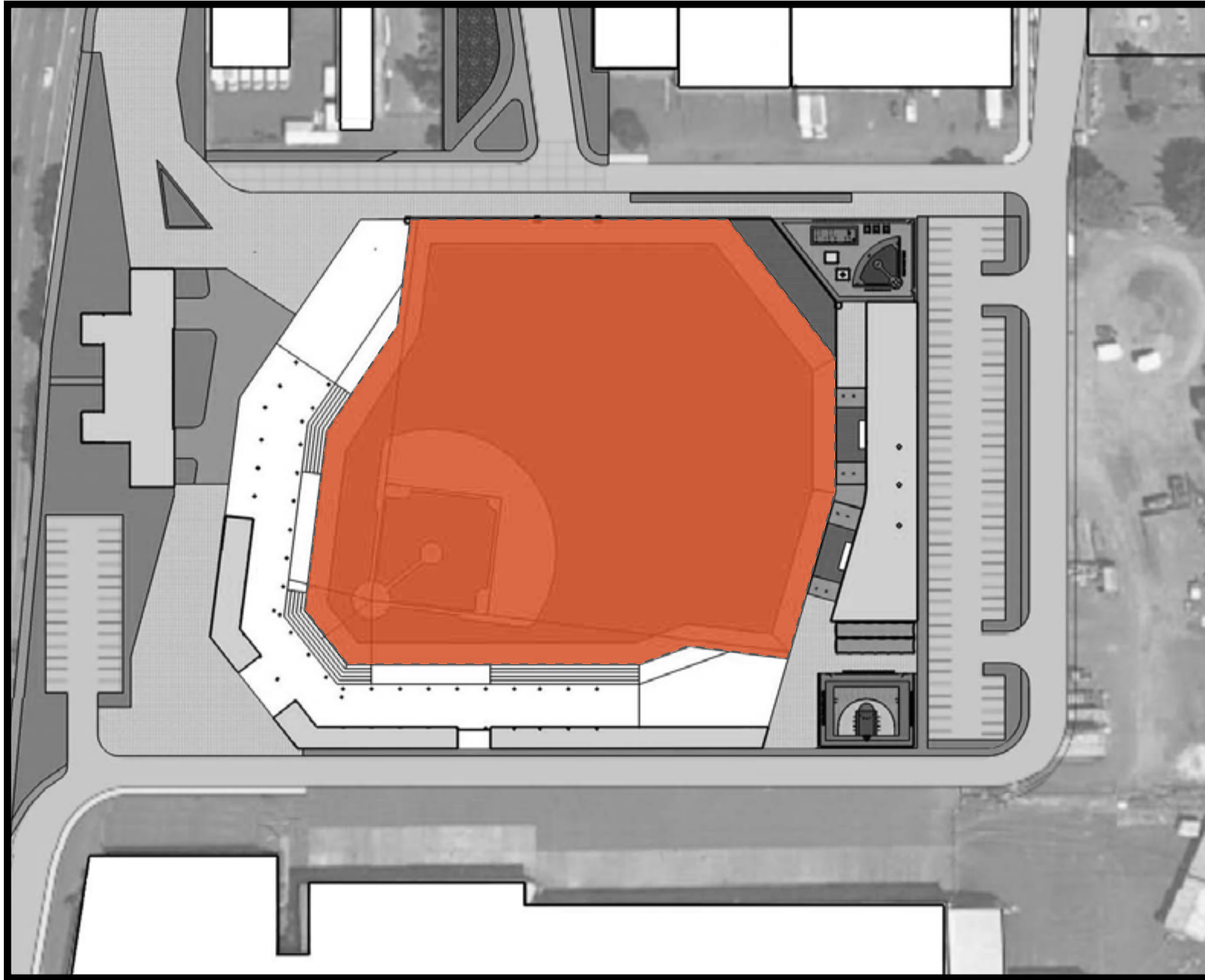
BALLPARK USES



BALLPARK CONCOURSE

- CORPORATE/PRIVATE PICNICS/PARTIES
- SEASONAL EVENTS
- OKTOBERFEST
- FOOD FESTIVALS
- ART FAIRS

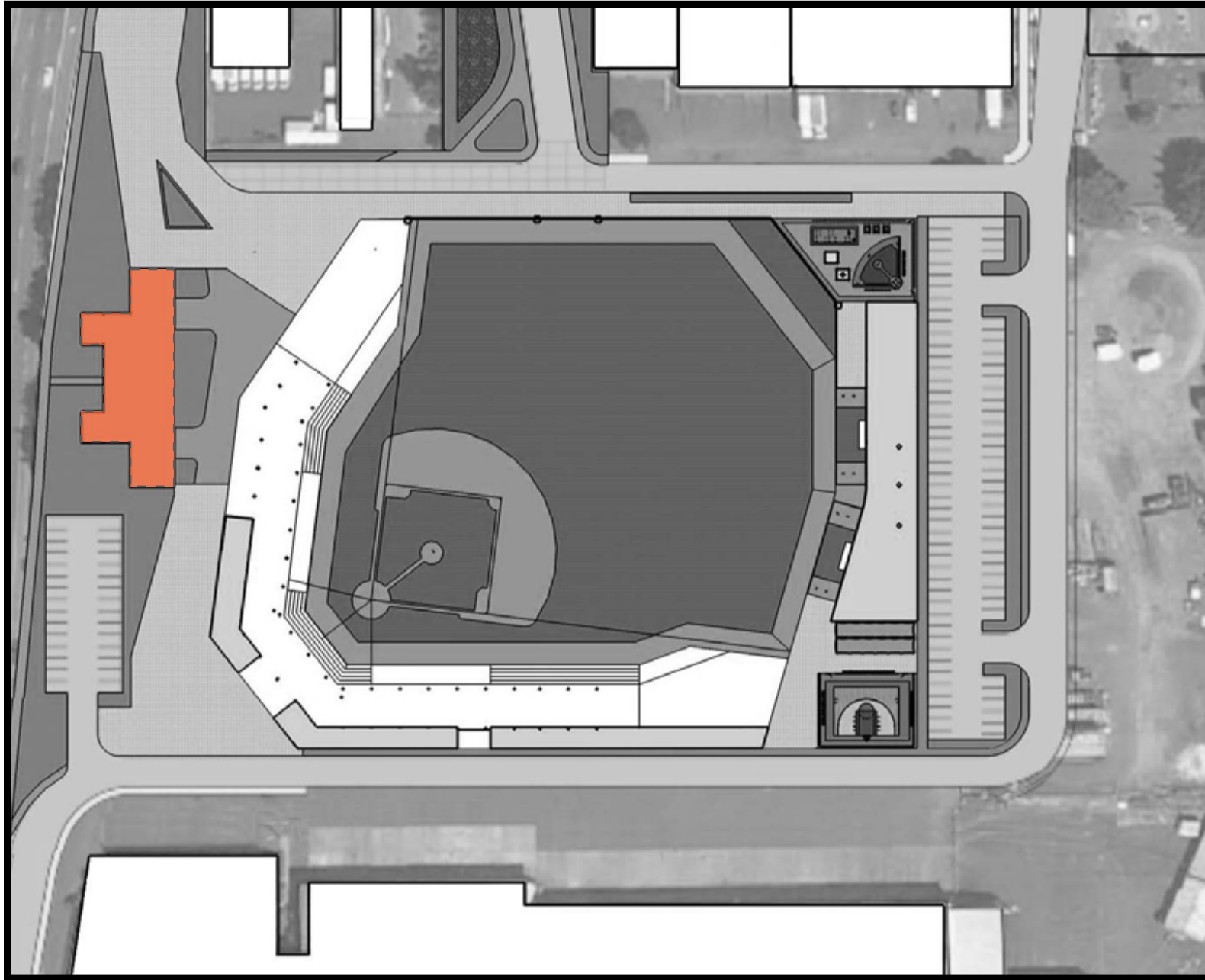




BALLPARK PLAYING FIELD

- HIGH SCHOOL & COLLEGIATE BASEBALL
- SOCCER MATCHES
- FOOTBALL GAMES
- SPORTS TOURNAMENTS
- CORPORATE CHALLENGES
- SEASONAL EVENTS
- OKTOBERFEST
- CAR SHOWS
- WINTER WONDERLAND
- MOVIE NIGHTS
- LIVE CONCERTS/STAGE SHOWS
- GRADUATION CEREMONIES
- PAINT BALL OUTTINGS

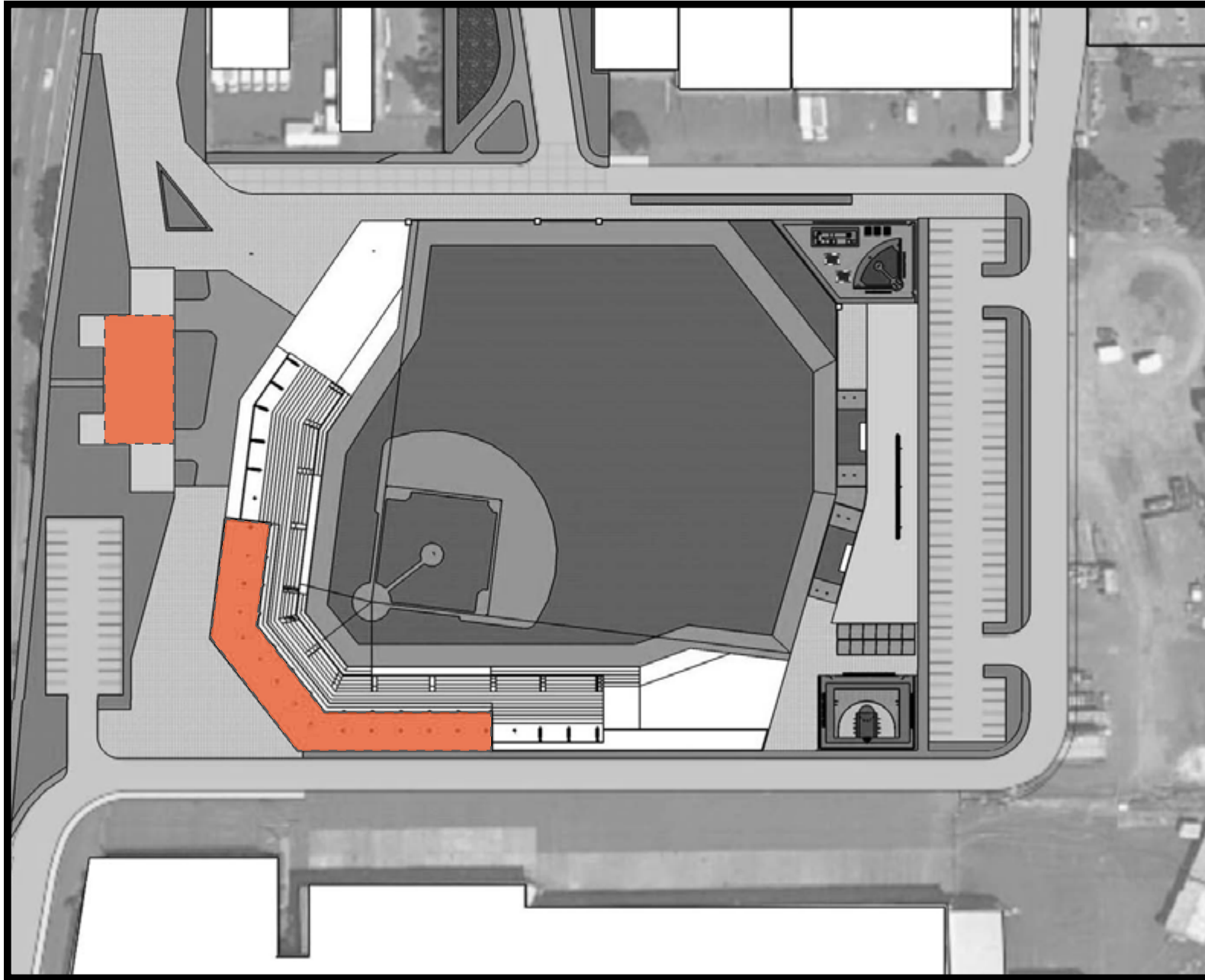




EXISTING ODOT WPA BUILDING

- CORPORATE/PRIVATE PICNICS/PARTIES
- SEASONAL EVENTS
- HOLIDAY PARTY RENTALS
- CASINO NIGHTS
- COMMUNITY MEETINGS

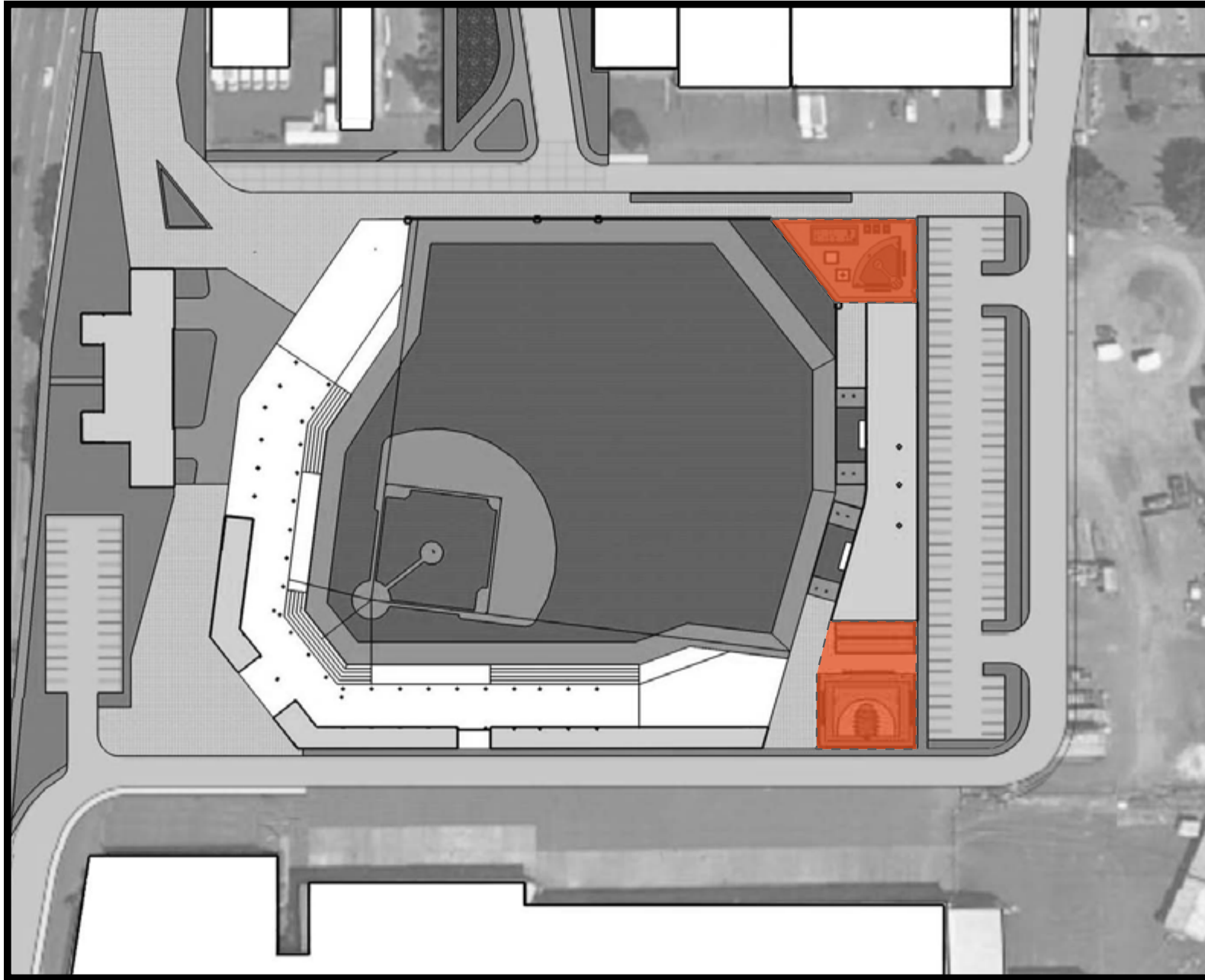




BALLPARK SUITES

- CORPORATE/PRIVATE PICNICS/PARTIES
- SEASONAL EVENTS
- HOLIDAY PARTY RENTALS

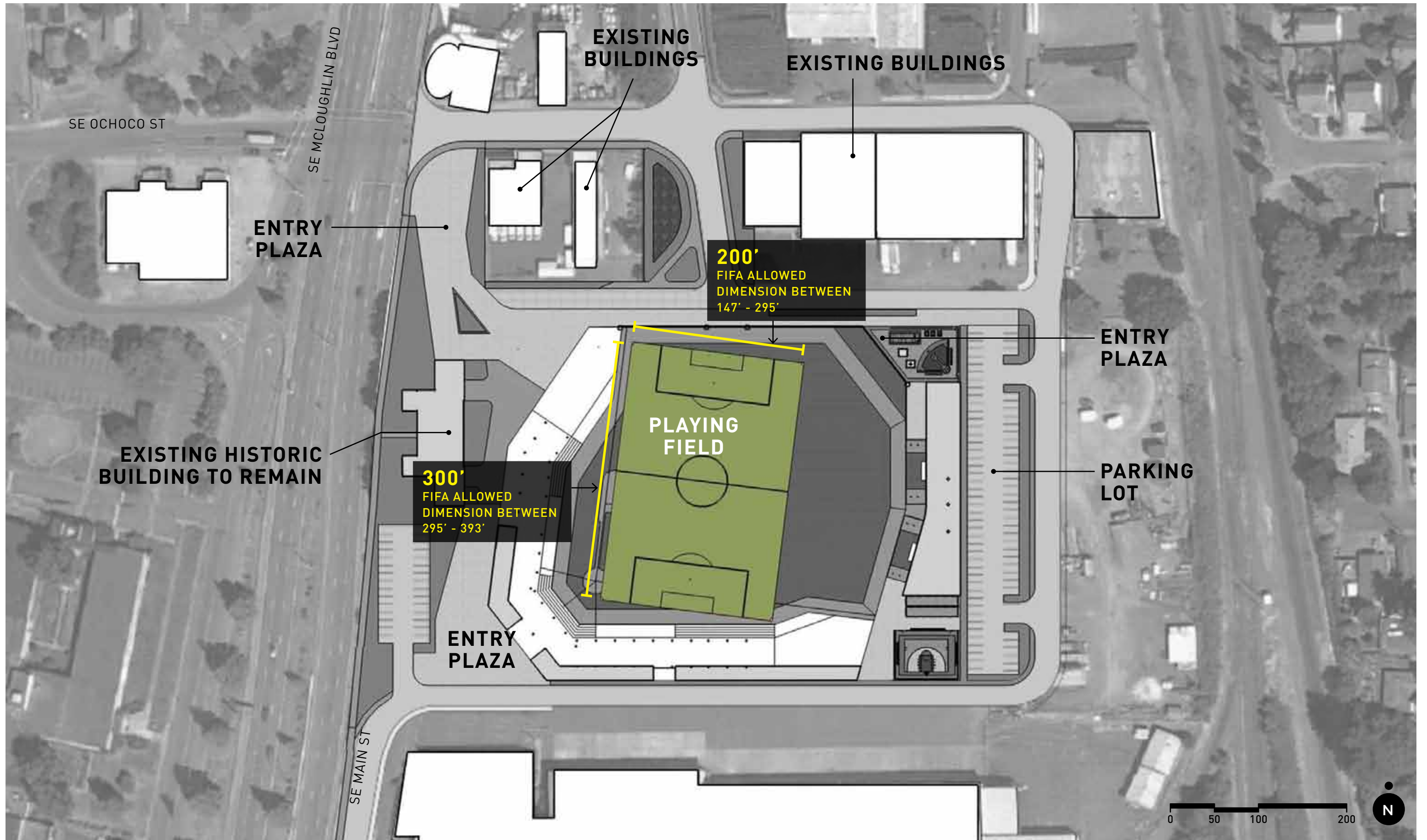


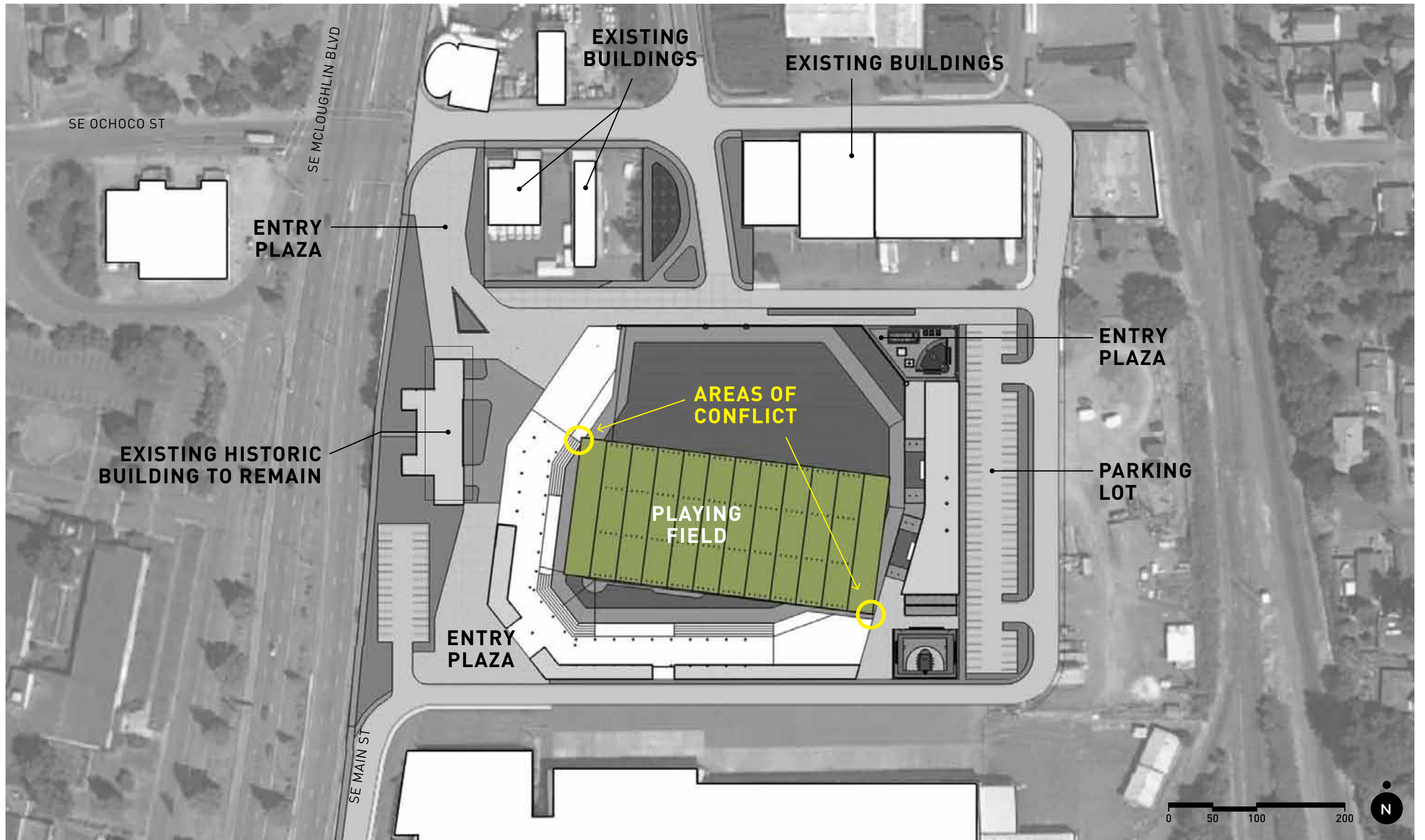


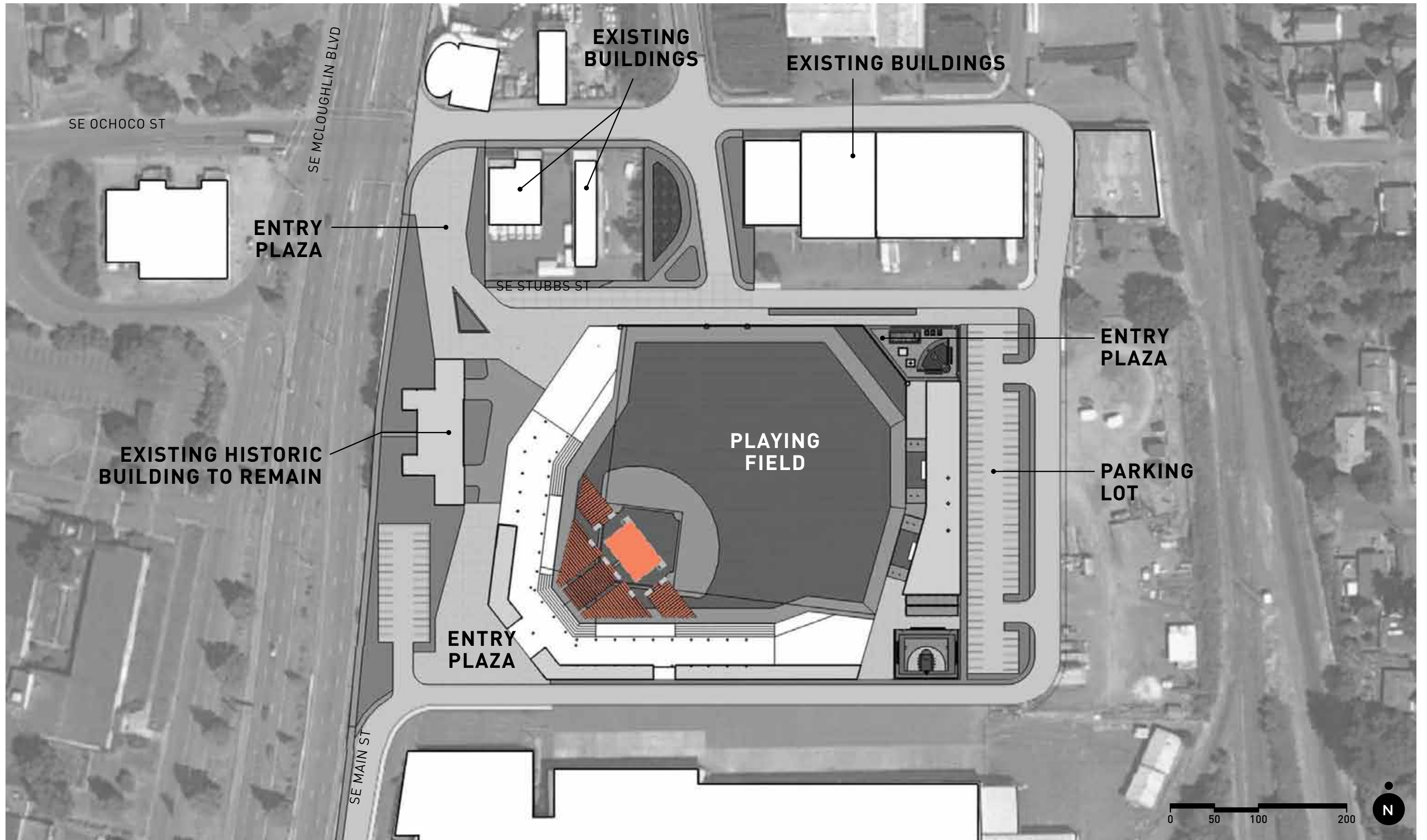
KIDS' AREAS

- CORPORATE/PRIVATE PICNICS/PARTIES
- SEASONAL EVENTS
- HOLIDAY PARTY RENTALS









MILWAUKIE BALLPARK TASK FORCE MEETING 1

02 | 09 | 2012

