

Milwaukie Tacoma Station Area Plan



Draft Redevelopment Scenarios Report

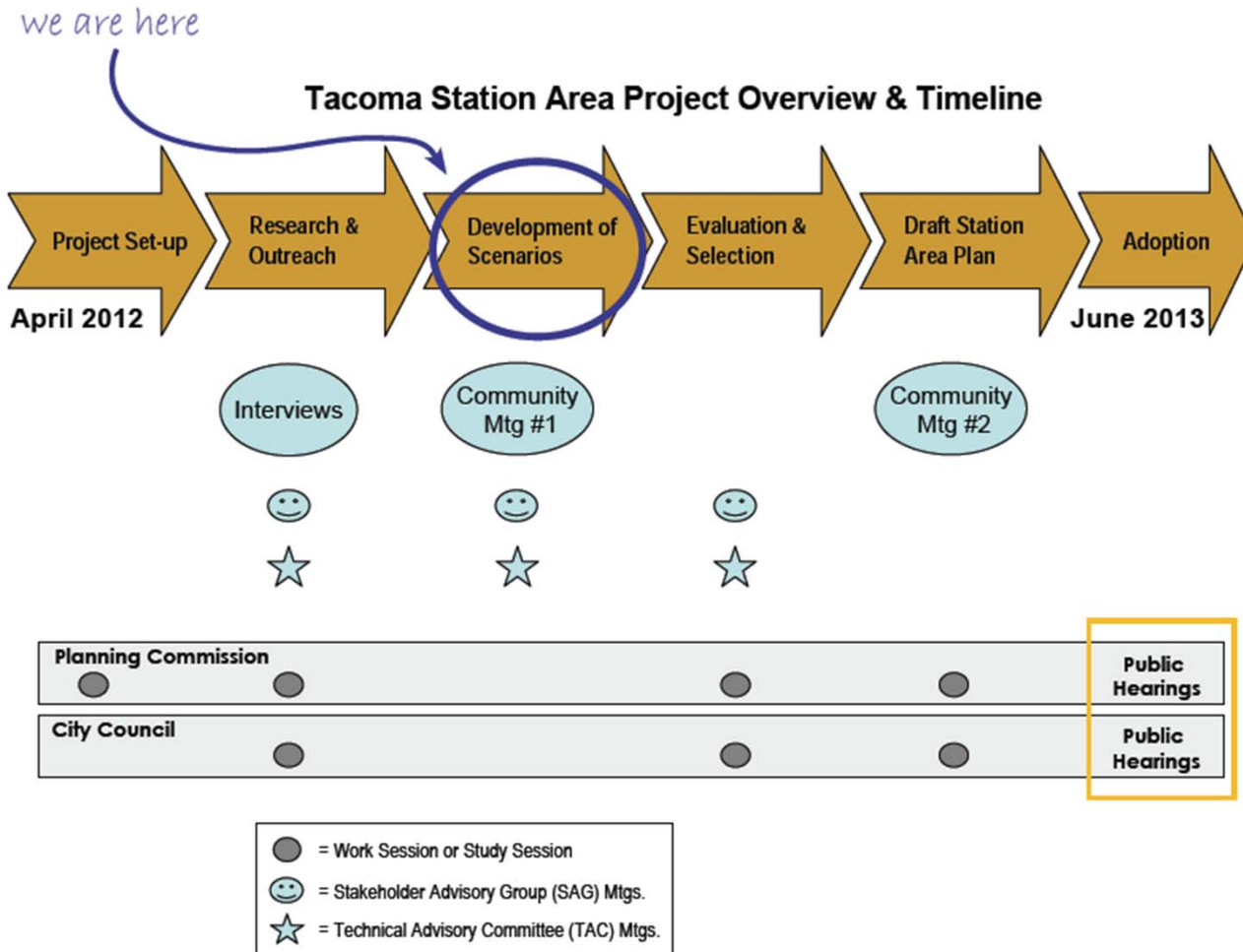


Presentation Outline

- › Project and study area overview
- › Goals and issues
- › Redevelopment scenarios
 - Common transportation elements
 - Common land use elements
 - Scenario 1 specific recommendations
 - Scenario 2 specific recommendations
 - Scenario 3 specific recommendations
 - Street design and parking recommendations
- › Next steps



Project Status



Project Goals

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



Project and Study Area

Three areas of interest

- › Larger study area – within ½ mile of light rail station
- › Project study area – manufacturing zone east of OR 99E, within City of Milwaukie
- › Opportunity sites
 - A. Pendleton Woolen Mills
 - B. ODOT site





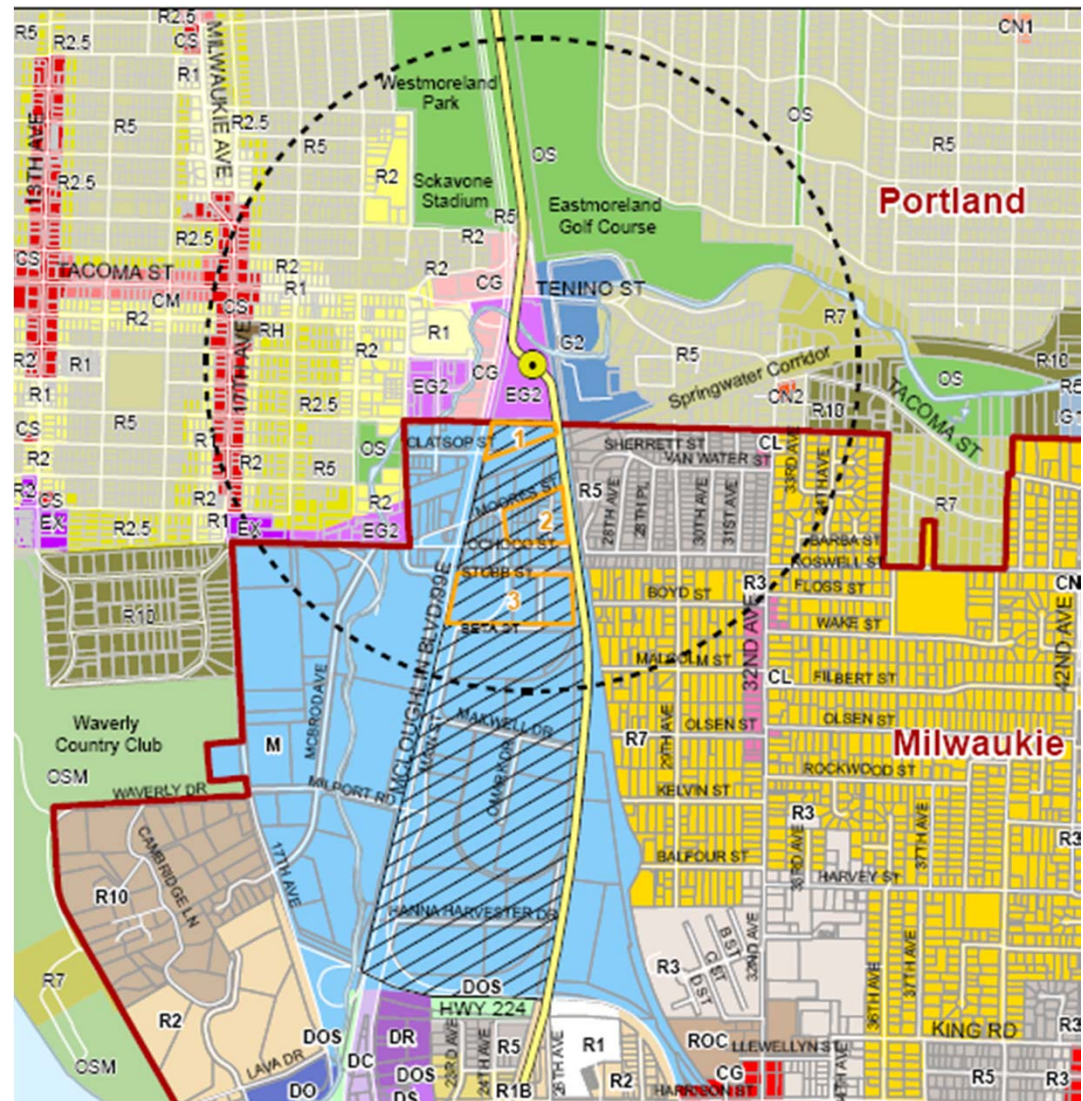
Area zoning

- › Project study area zoned manufacturing
- › Mix of zoning in larger station area

Acreage by Zone

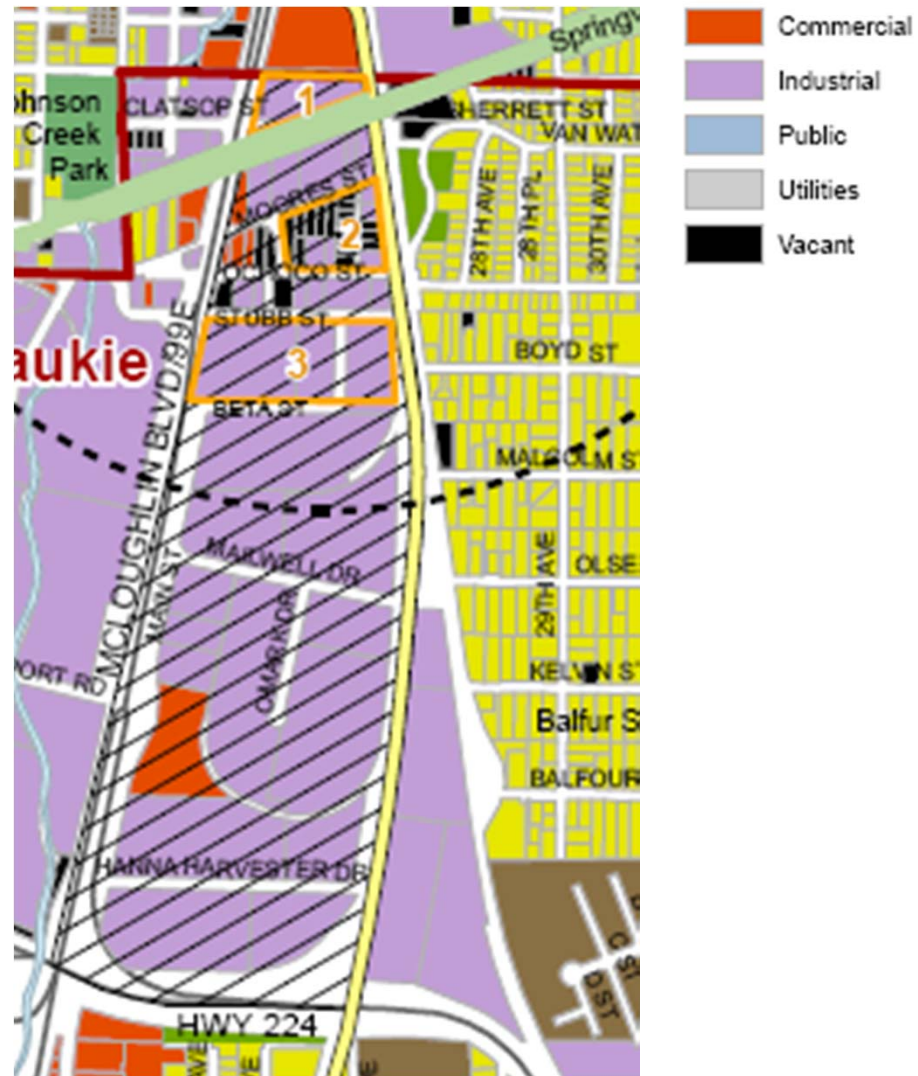
| Milwaukie | | Portland | |
|--------------|--------------|--------------|--------------|
| Zone | Acres | Zone | Acres |
| CL | 0.34 | CG | 6.29 |
| M* | 119.35 | CN2 | 0.46 |
| R3 | 0.32 | CS | 7.45 |
| R5 | 30.53 | EG2 | 14.73 |
| R7 | 26.46 | EX | 1.54 |
| Total | 177.0 | IG2 | 13.40 |
| | | OS | 69.84 |
| | | R1 | 6.93 |
| | | R10 | 3.64 |
| | | R2 | 23.56 |
| | | R2.5 | 16.79 |
| | | R5 | 82.55 |
| | | R7 | 8.99 |
| | | RH | 0.75 |
| | | Total | 256.9 |

| *Project Study Area | |
|---------------------|-------|
| Zone | Acres |
| M | 91.52 |



Study Area Land Use

- › Primarily industrial
- › Some small scale commercial and vacant properties
- › Many active employment uses
- › Variety of buildings for sale and use



Study Area Land Use



Opportunities and Constraints

- › Future light rail station – exposure and redevelopment potential
- › Proximity to Springwater Corridor, downtown, residential neighborhoods, community facilities
- › Existing rail and freight access
- › Potential to improve bicycle, pedestrian access
- › Opportunity sites
- › Obstacles to access and circulation
- › Environmental constraints
- › Market analysis and zoning issues



Redevelopment Scenarios Summary

| SCENARIO | 1 Baseball stadium or large civic/entertainment use | 2 Intensive, non-baseball use | 3 Modest land use changes |
|-------------|---|---|---|
| VISION | The area is anchored by a 2,000-seat baseball stadium, or some other large civic or entertainment use | The area becomes an employment-based TOD with higher-density redevelopment through new multi-story buildings | The area is mainly industrial and manufacturing, with an improved circulation network |
| OPPORTUNITY | SITE A | New commercial development including neighborhood retail uses, small brewery, flexible office/incubator space, small second floor offices | |
| | SITE B | Site accommodates both the new baseball stadium or civic/entertainment facility as well as new eating/drinking establishments | Majority of site redevelops as new creative office/flexible employment uses |

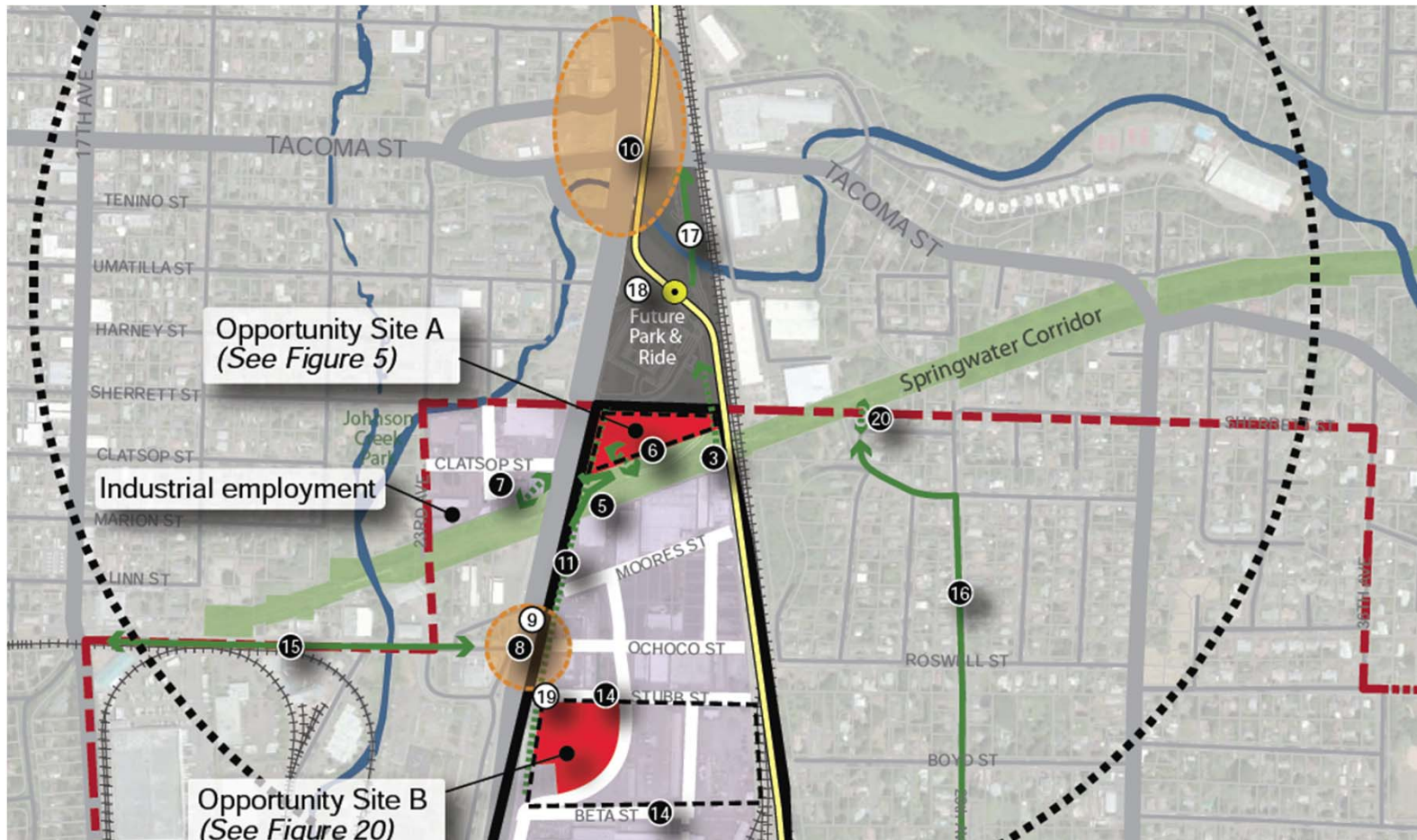


Redevelopment Scenarios Summary

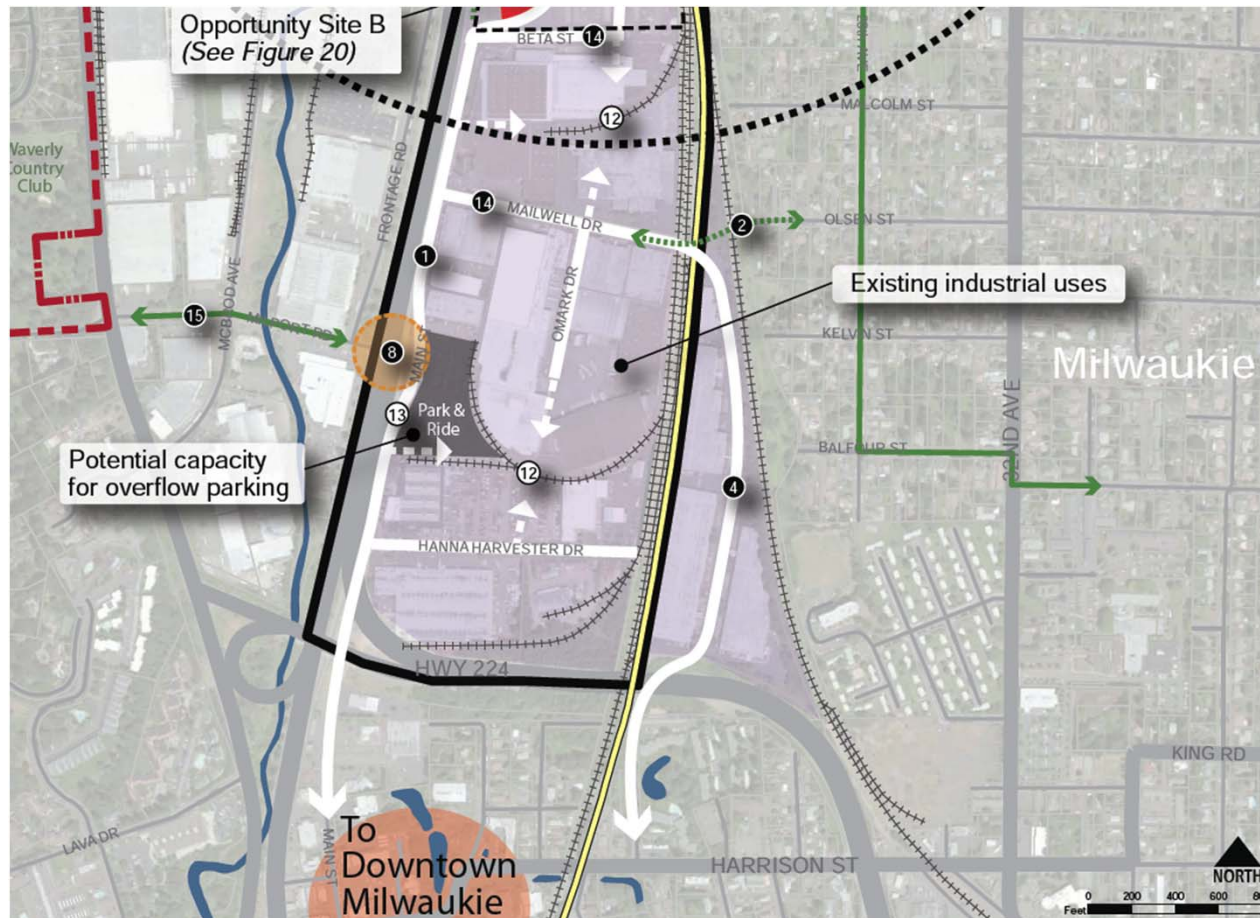
| SCENARIO | 1 Baseball stadium or large civic/entertainment use | 2 Intensive, non-baseball use | 3 Modest land use changes |
|--------------------------|---|--|--|
| CIRCULATION IMPROVEMENTS | NEW STREETS | | |
| | <ul style="list-style-type: none"> • Additional new connections to street network providing access to baseball stadium • Additional connections as redevelopment occurs | <ul style="list-style-type: none"> • New north-south connection on Omark Drive alignment • New east-west connection between Beta Street and Mailwell Drive • Additional connections as redevelopment occurs | <ul style="list-style-type: none"> • Additional connections as redevelopment occurs |
| | TRAFFIC | | |
| BICYCLE/PEDESTRIAN | <p>Changes in design of multiple streets in study area and possible circulation improvements</p> <ul style="list-style-type: none"> • Truck signage at Ochoco/McLoughlin intersection • Tacoma Street Interchange improvements: Planned safety improvements to on/off ramp • Possible local street connection to Harrison St. in eastern portions of study area | | |
| | <p>Facility Improvements: Beta St, Hanna Harvester Dr, Mailwell Ave, Main St, McLoughlin Blvd, Milport St, Ochoco St, Stubb St, Springwater Corridor to Park and Ride, Bike Share facility at Park and Ride</p> <p>New/Improved Connections: McLoughlin to Stubb St, Olsen Street, Parallel to LRT (from Moores St), Springwater Corridor trail to study area, connection to Harrison St, 29th/Sherrett to Springwater Corridor</p> | | |



Redevelopment Scenarios – Common Transportation Elements (north)



Redevelopment Scenarios – Common Transportation Elements (north)



Questions & Comments

- › Have we addressed overall transportation goals, objectives, opportunities & constraints?
- › Are other improvements needed?
- › Are there significant concerns about any suggested improvements?



Redevelopment Scenarios

Opportunity Site A (all scenarios)

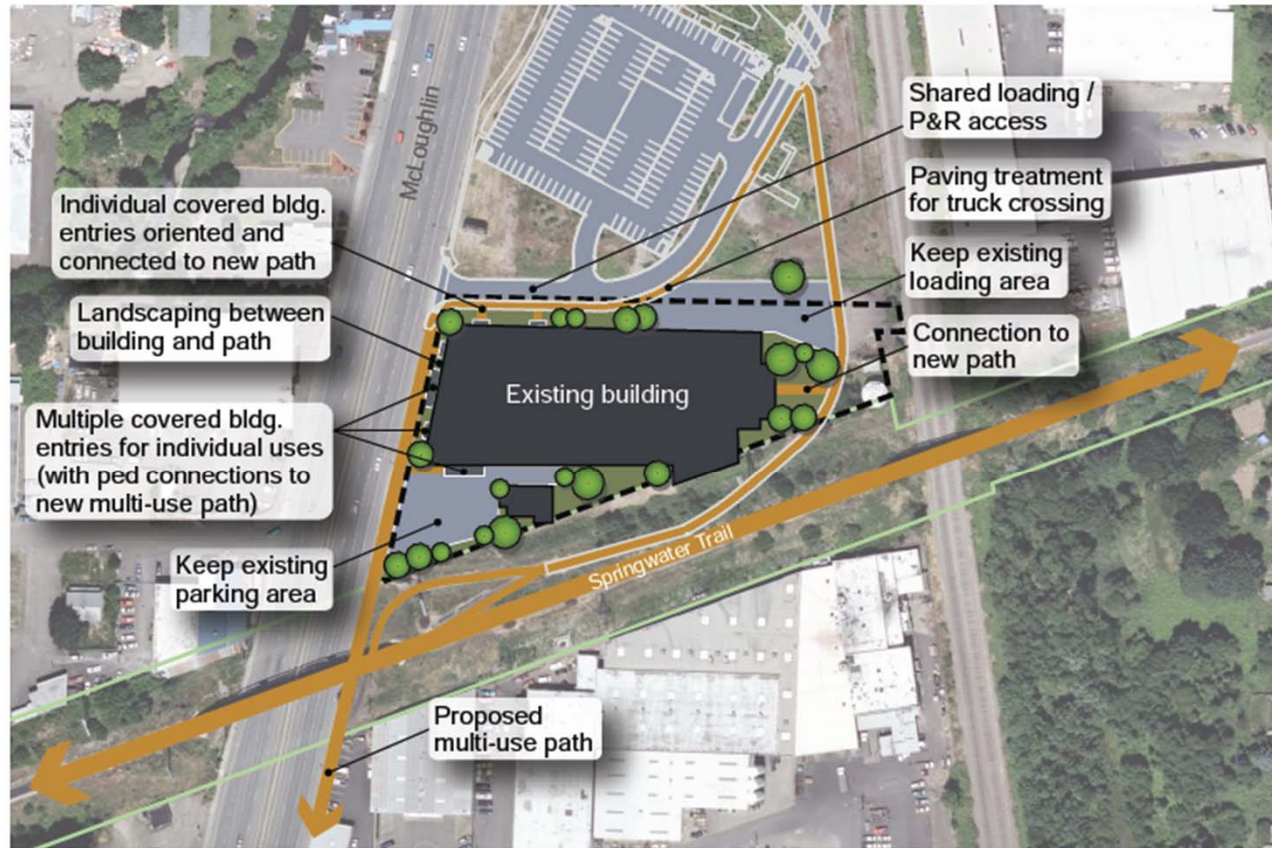


Figure 5. Conceptual Site Plan for Redevelopment of Opportunity Site A under all three scenarios

0 200 400 600 800 Feet
1 inch = 200 feet (at 11x17 inch display)

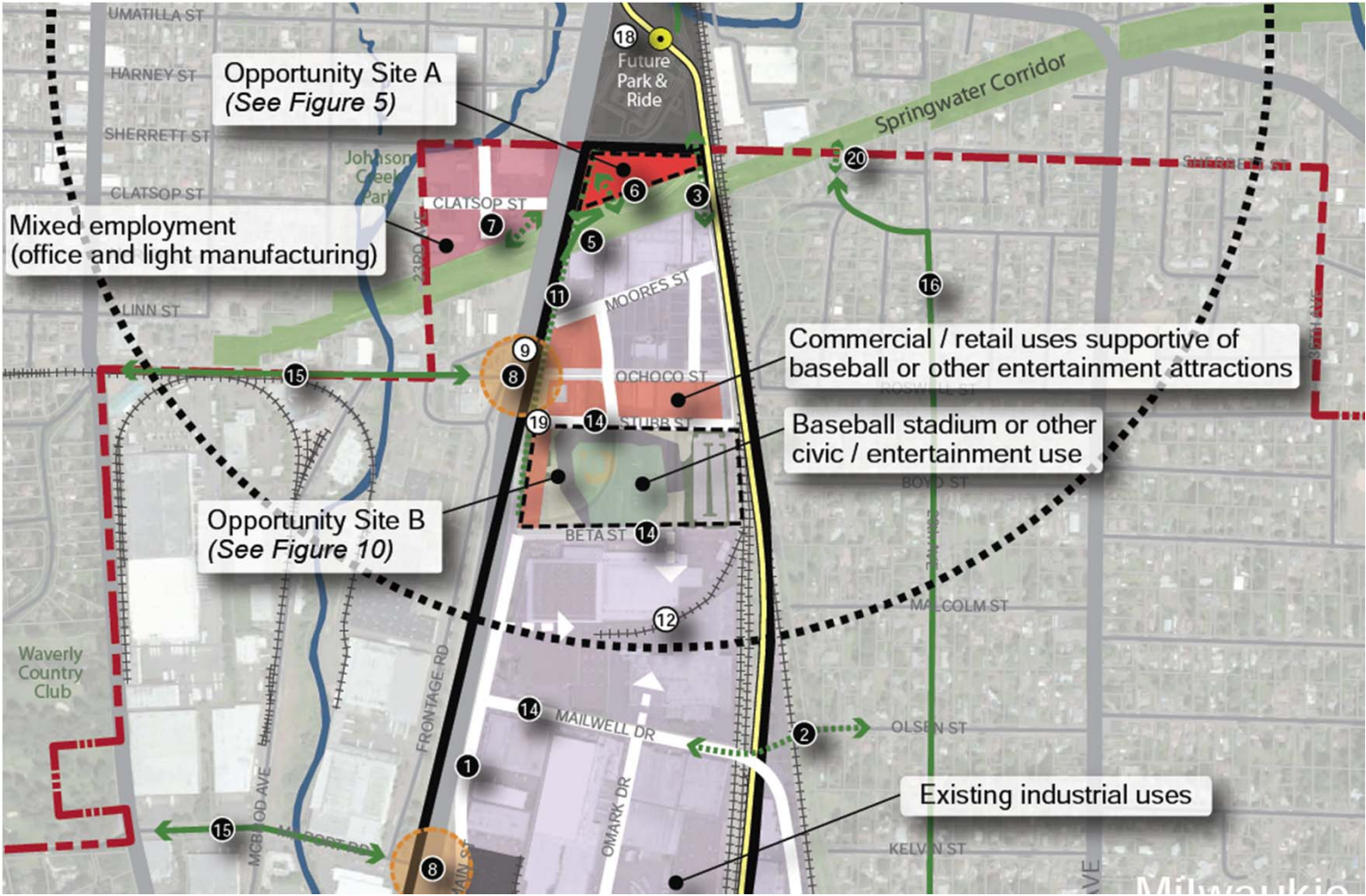


Questions & Comments

- › Do you have other ideas for improvements to or design of this site?
- › Is existing smaller building essential for operations?
- › What types of uses or activities would enhance use and value of this site?



Redevelopment Scenario 1



Redevelopment Scenario 1 – Site B



Figure 10. Conceptual Site Plan for Redevelopment of Opportunity Site B under Scenario 1

0 200 400 600 800 Feet
1 inch = 200 feet



Redevelopment Character

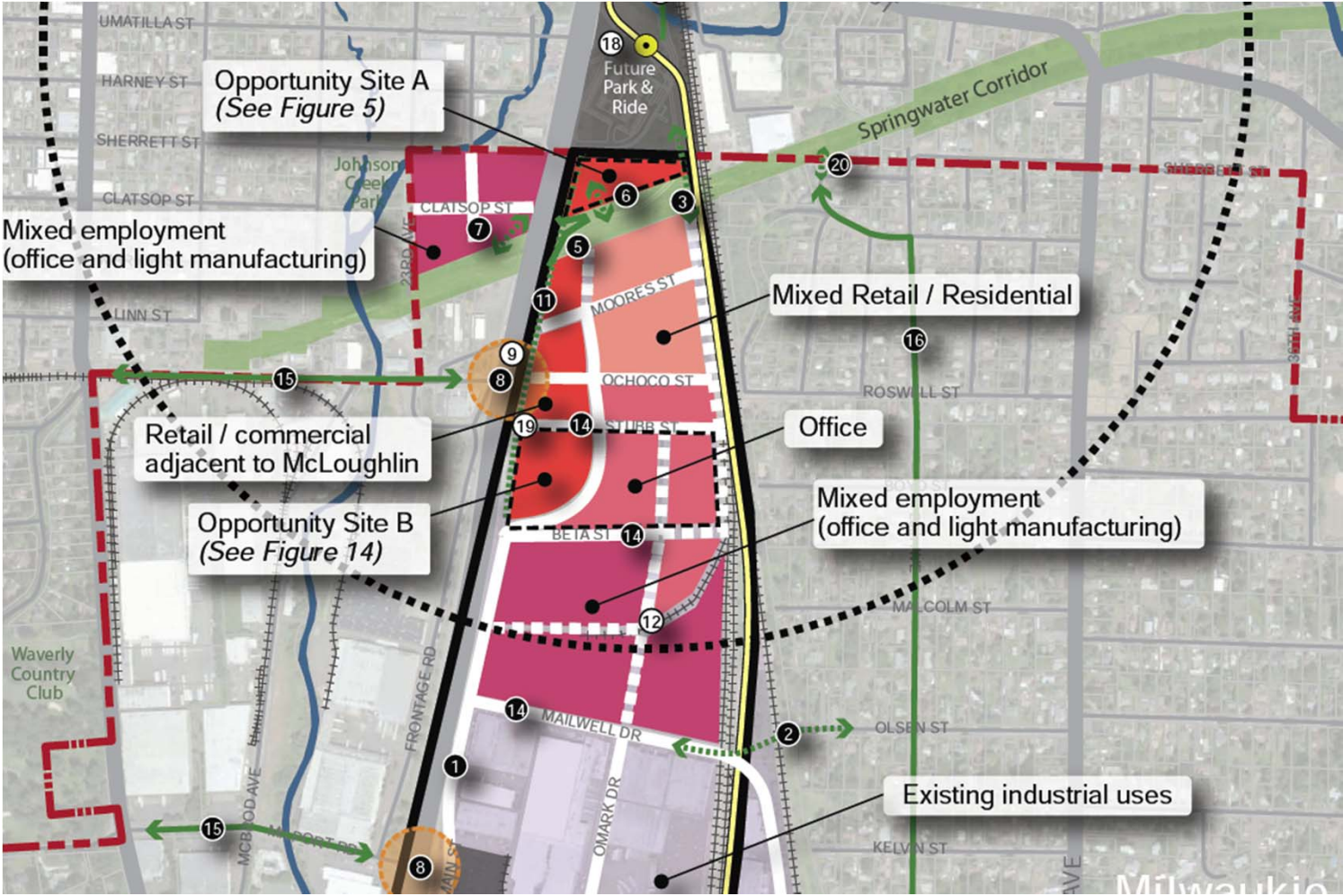


Questions & Comments

- › Do you suggest any changes to the land uses proposed for this scenario, including for Site B?
- › Are any other transportation improvements specific to this scenario recommended?
- › What other strategies might help make the study area a future community destination?



Redevelopment Scenario 2



Redevelopment Scenario 2 – Site B



Figure 14. Conceptual Site Plan for Redevelopment of Opportunity Site B under Scenario 2



Redevelopment Character

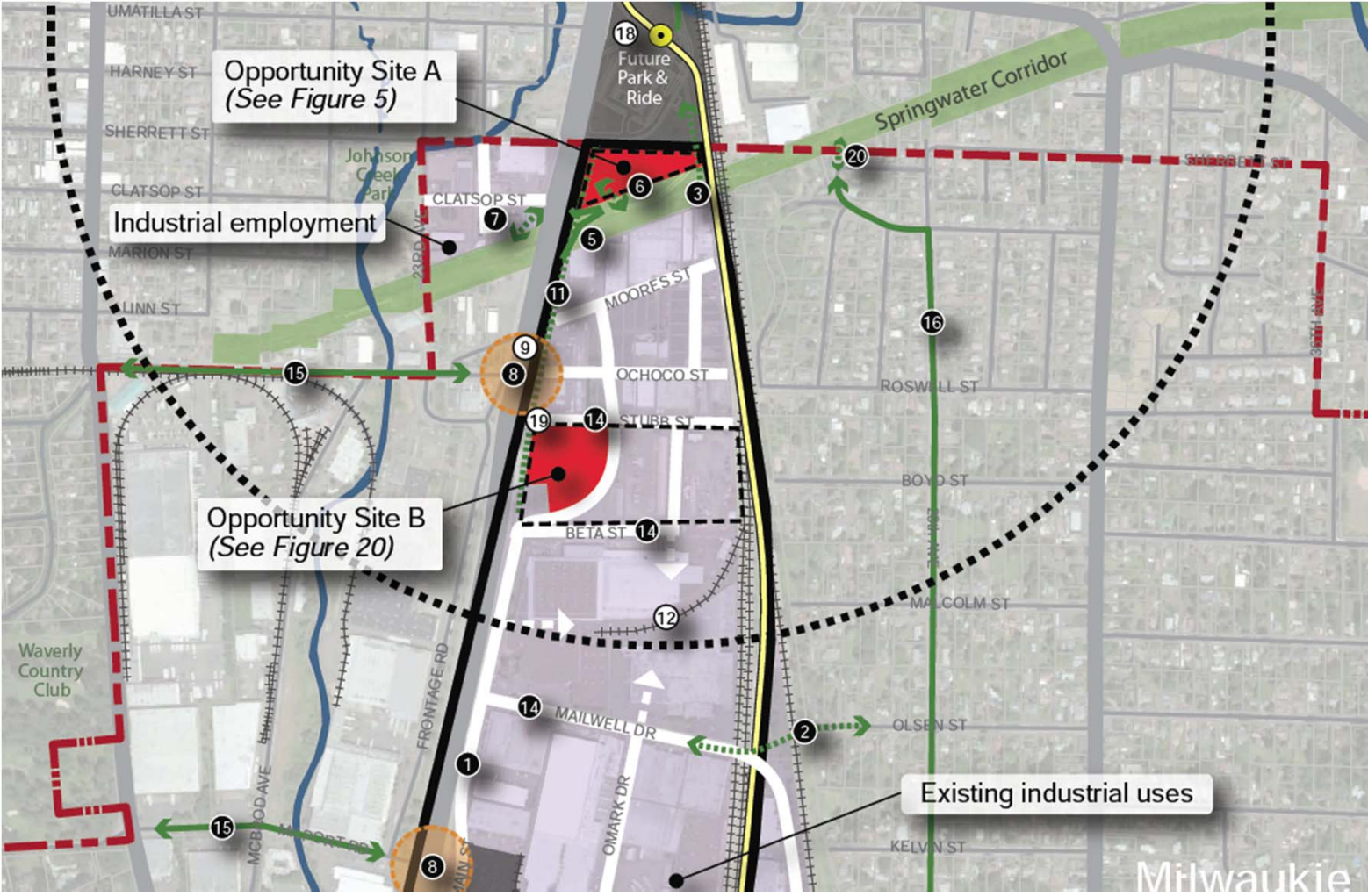


Questions & Comments

- › Do you suggest any changes to the land uses proposed for this scenario, including for Site B?
- › What do you think about the recommendation for housing in a portion of the study area?
- › Are any other transportation improvements specific to this scenario recommended?
- › What other strategies might help make the study area a future community destination?



Redevelopment Scenario 3



Redevelopment Scenario 3 – Site B



Figure 20. Conceptual Site Plan for Redevelopment of Opportunity Site B under Scenario 3

0 200 400 600 800 Feet
1 inch = 200 feet



Redevelopment Character



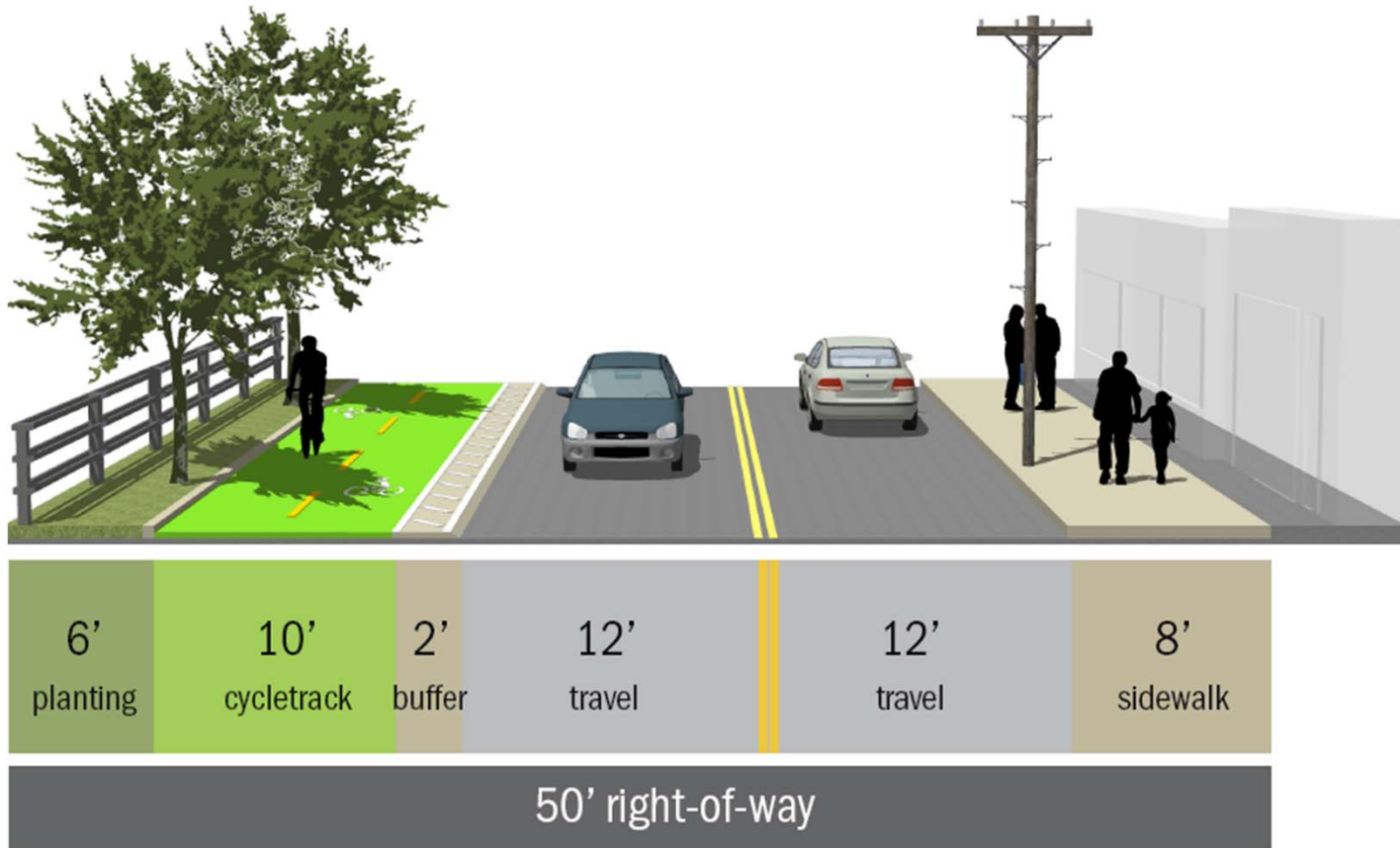
Questions & Comments

- › Do you suggest any changes to the land uses proposed for this scenario, including for Site B?
- › Does this scenario go far enough in terms of future redevelopment/is it good to have a scenario with limited redevelopment?
- › Are any other transportation improvements specific to this scenario recommended?
- › What other strategies might help make the study area a future community destination?



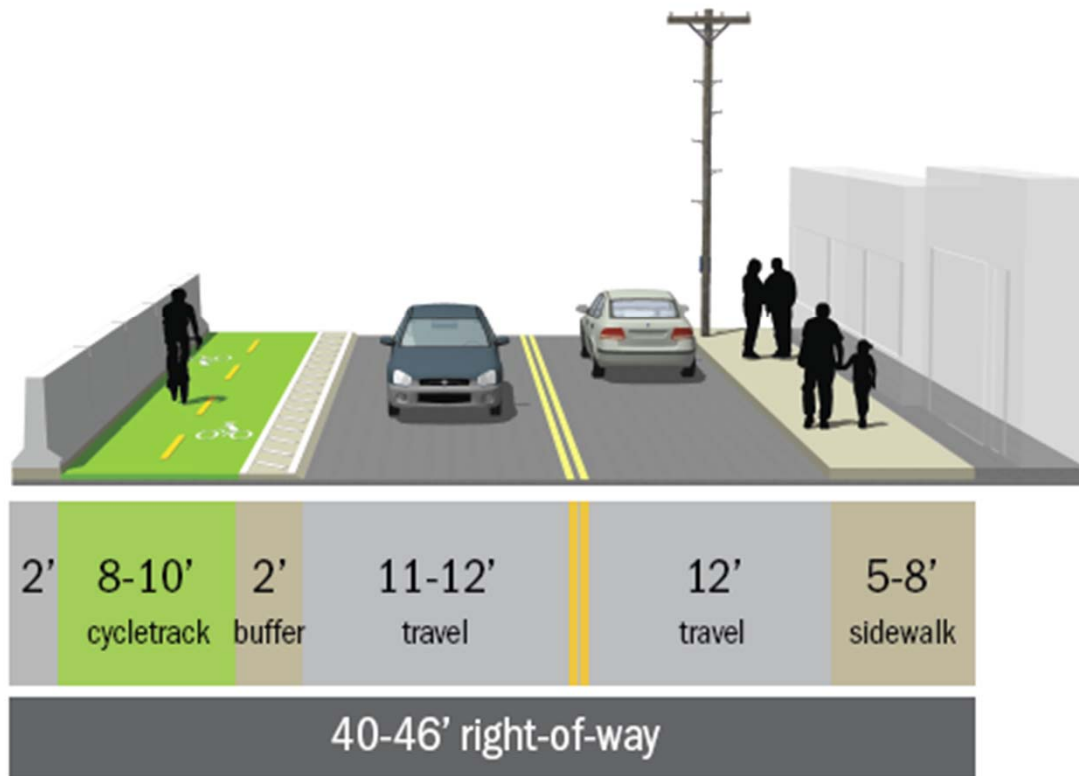
Proposed Street Designs

Main Street North of Milport



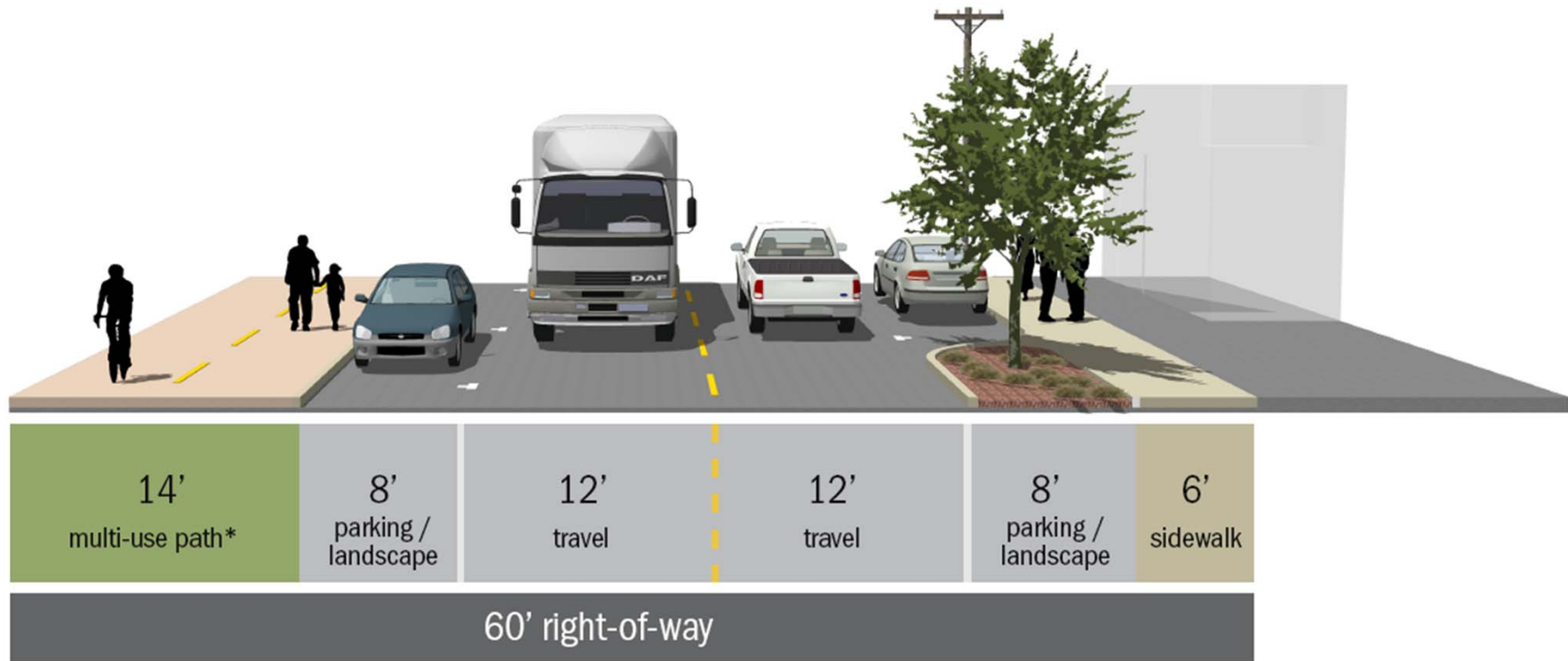
Proposed Street Designs

Main Street South of Milport



Proposed Street Designs

Mailwell Drive

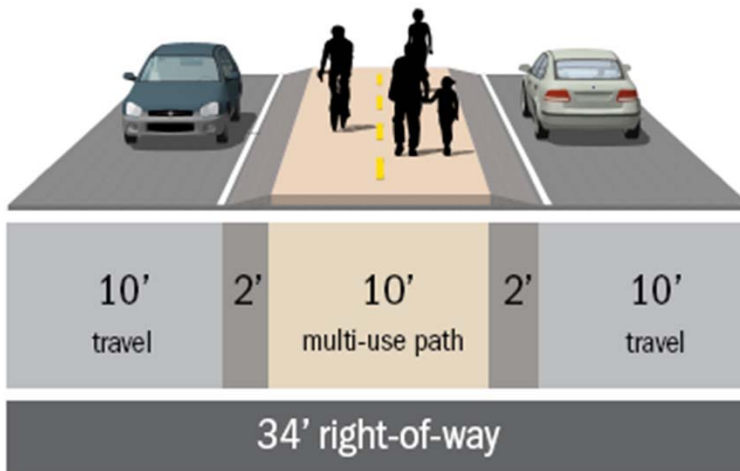


*Multi-use path connects Main and Harrison

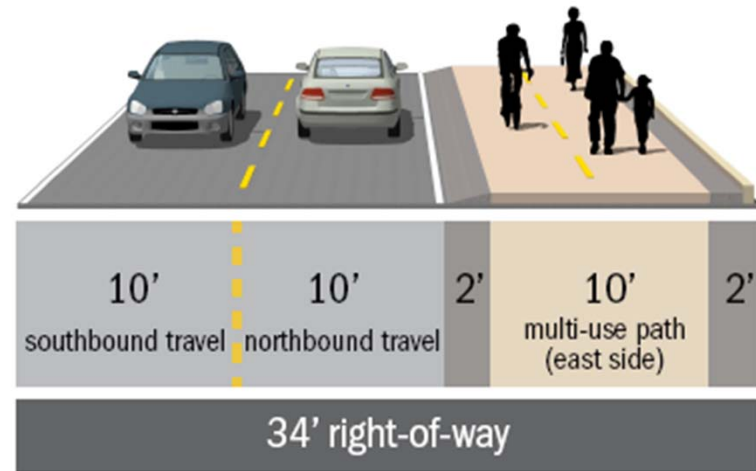


Proposed Street Designs

Harrison Connection Multi-Use Path



Harrison Connection Multi-Use Path



Proposed Street Designs

Ochoco Street West of Main



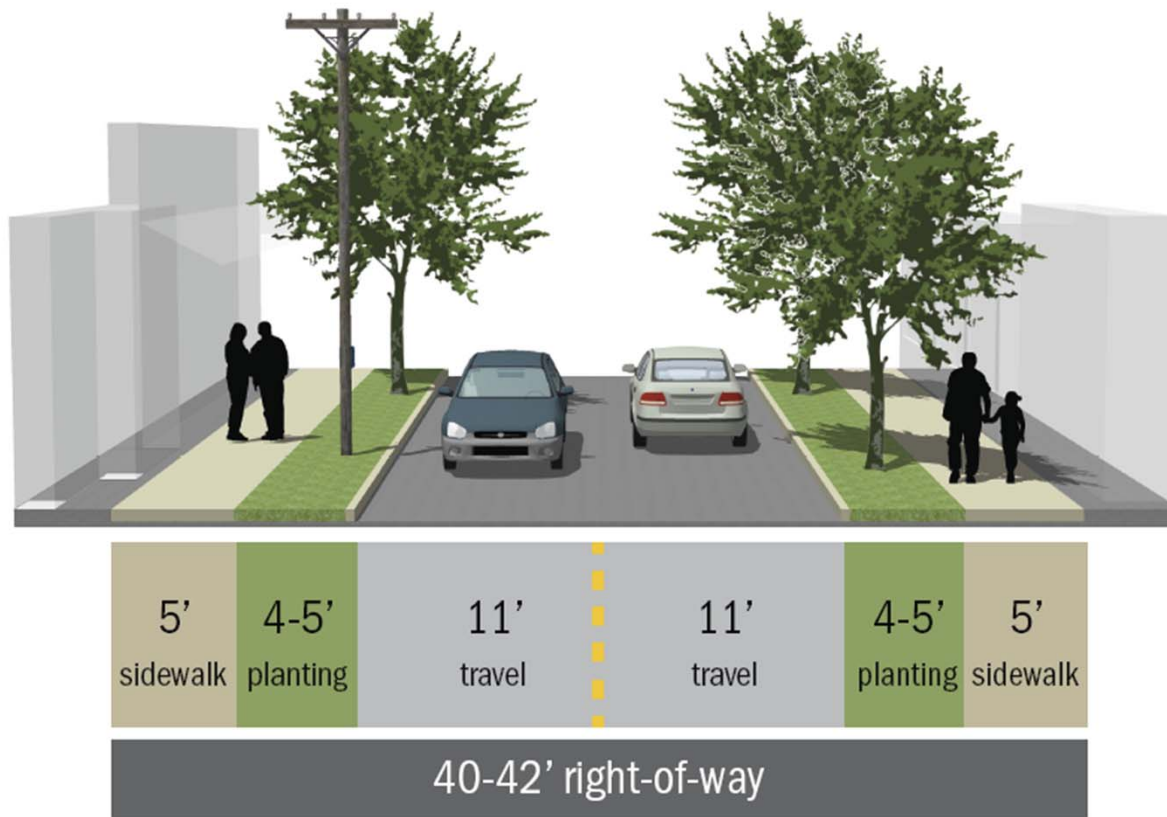
Proposed Street Designs

Local Streets - 60' Right-of-Way



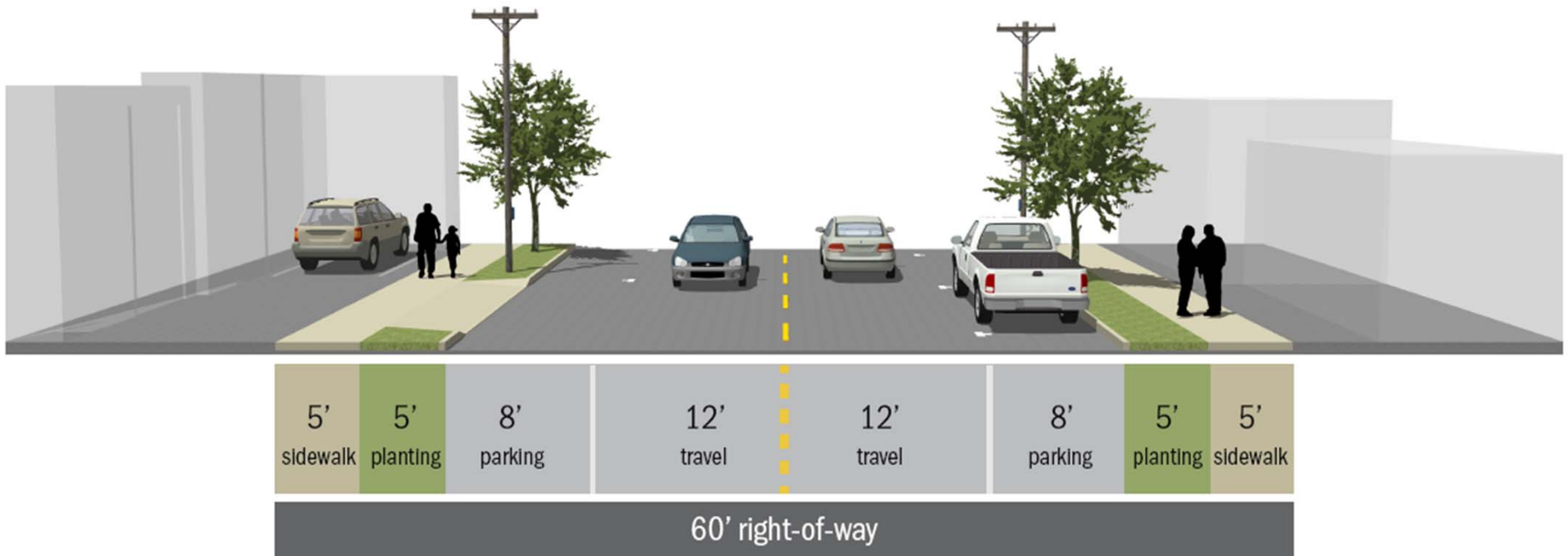
Proposed Street Designs

Local Streets North of Mailwell



Proposed Street Designs

General Industrial (South of Mailwell)



On-Street Parking Recommendations



Tacoma Station Area Plan
NET PARKING GAIN/LOSS ESTIMATES

- Project Study Area
- Station Area (1/2 mile radius)
- City Boundary
- On-Street Parking Added
- On-Street Parking Restricted
- On-Street Parking No Change



Questions & Comments

- › Do you these street designs provide the following:
 - Adequate facilities and mobility for trucks/freight movement?
 - Adequate access and circulation for pedestrians and bicyclists?
 - Enough parking – on and off-street?
- › Do you have any other comments or concerns about these proposed street designs?
- › What are your comments about parking impacts?



Other Questions / Comments?

