

DATE: November 25, 2013

ECO Project #: 21485

TO: Li Alligood

FROM: Nick Popenuk

SUBJECT: MOVING FORWARD MILWAUKIE PROJECT ADVISORY COMMITTEE – SUMMARY OF OPPORTUNITY SITE DEVELOPMENT CONCEPT “POSTER EXERCISE”

The Project Advisory Committee (PAC) is composed of eighteen volunteer representatives from key stakeholder groups for the Moving Forward Milwaukie project. Members include representatives from the Milwaukie City Council, Planning Commission, Design and Landmarks Committee, South Downtown Concept Steering Committee, each Neighborhood District Association (NDA), and property owners and business owners within the project areas.. The purpose of the PAC is to advise the consultant team and City staff on key deliverables for the Moving Forward Milwaukie project. The PAC has met three times to date, and is scheduled to meet four more times over the course of the project.

Although there are many potential concepts that could be developed on each of the seven Milwaukie opportunity sites, the scope of work for the project limits the analysis to only three draft concepts for each site. At the November 18, 2013, PAC meeting, the PAC provided input on the potential development concepts that they would like to see included as “draft development concepts” for further analysis. A “poster exercise” was used to solicit their input.

The project team prepared seven large posters (one for each opportunity site). Each poster included an aerial photo and street view photos of the site, and a matrix with potential building uses and maximum building heights. PAC members were given three stickers for each poster, and were instructed to place those stickers on the matrix in the boxes that represented the best development options for each site, specifically use and maximum building height (for example, multifamily residential with maximum height of three stories). In the case of the Texaco Site, which is composed of two tax lots owned by two separate entities, PAC members were given two colors of stickers (orange and black) to place on each half of the site.

PAC members were allowed to put all three stickers in one box, or in multiple boxes. PAC members were encouraged to discuss their choices with others, and could write in additional site uses on the posters for consideration (“Other”). PAC members were instructed not to worry about how parking could be accommodated on the sites (that will be a task for the consultant team as the draft concepts are refined). After 20 minutes, the group had finished placing their stickers on the posters and the group reconvened to discuss the results. Attached are the results of the PAC poster exercise.

ATTACHMENTS

1. PAC Meeting #3 Poster Exercise Results

Dark Horse



	MAXIMUM FLOORS						
	1	2	3	4	5	6	7+
MIXED USE							
Ground floor commercial, residential above			●●●●	●●●●●●	●●	●	
Ground floor commercial, office above			●●●●	●●●●●●	●		
Live/Work		●●	●	●			
SINGLE USE							
Multifamily Residential		●	●●●●	●●●●			
Office			●				
Retail/Commercial			●				
Parking Garage							
OTHER 1							
OTHER 2							
OTHER 3							

Graham



	MAXIMUM FLOORS						
	1	2	3	4	5	6	7+
ADAPTIVE REUSE							
Retail/ Commercial		● ● ●	●●● ●●● ●●● ●●				
Live/Work			●	●			
Office							
NEW DEVELOPMENT							
MIXED USE							
Ground floor commercial, residential above			●●● ●●● ●●● ●●	●● ●●			
Ground floor commercial, office above			●●● ●●● ●● ●	●●			
Live/Work			●				
SINGLE USE							
Multifamily Residential							
Office							
Retail/ Commercial				●			
OTHER 1							
OTHER 2							

Cash Spot



	MAXIMUM FLOORS						
	1	2	3	4	5	6	7+
MIXED USE							
Ground floor commercial, residential above			● ●	● ● ● ●			
Ground floor commercial and office			● ● ● ● ● ● ● ●	● ● ● ● ●			
Live/Work							
SINGLE USE							
Multifamily Residential							
Office			●	●			
Retail/Commercial		● ●	● ● ● ●				
Parking Garage	●	● ●	● ● ● ● ●				
OTHER 1 Com/ Retail / Art / History/ Museum		● ●					
OTHER 2							
OTHER 3							

Triangle



	MAXIMUM FLOORS						
	1	2	3	4	5	6	7+
MIXED USE							
Ground floor commercial, residential above		●					
Ground floor commercial, office above	●	●●●●●●●●	●●●●				
Ground floor office, commercial above							
Live/work							
SINGLE USE							
Multifamily Residential							
Office		●●					
Retail/Commercial		●●●●●●●●	●				
Food Cart Pod	●●●●●●●●	●					
OTHER 1 Plaza	●●●●●●●●						
OTHER 2 Post office	●						
OTHER 3							

McFarland



	MAXIMUM FLOORS						
	1	2	3	4	5	6	7+
FLEX SPACE / EMPLOYMENT				● ●	●		
RESIDENTIAL					● ●		
MIXED-USE WITH OFFICE <ul style="list-style-type: none"> • Office (Buffer for Railroad) • Residential • Residential Above Commercial • Parks 			●	● ● ● ●	● ● ● ●		
MIXED-USE WITH FLEX <ul style="list-style-type: none"> • Flex Space (Buffer for Railroad) • Residential • Residential Above Commercial • Parks 				● ● ● ●	● ● ● ●		
OTHER 1 Mixed use Res./Com. + Museum (art + history)				● ●	●		
OTHER 2 Sports/rec center			●	● ● ● ● ● ●			
OTHER 3							