

SUMMARY

Fresh Look Milwaukie: Downtown Road Map Walking Tour

April 27th, 2013
10:00am – 12:00pm
City Hall (10722 SE Main St)

ALIGN planning held a walking tour on April 27th, 2013, for the *Fresh Look Milwaukie: Downtown Road Map* project. This event was open to the public, and focused on gathering attendee's opinions about what they like or don't like about specific elements of Downtown, and where they see "hidden gems," i.e. elements with potential to become a greater asset to Downtown Milwaukie. The Walking Tour provided ALIGN Planning with an opportunity to solicit feedback on ideas and concepts discovered through interviews with the Milwaukie Community.

Participants

ALIGN planning

Ryan Lemay, Project Manager
Carine Arendes, Content Development Lead
Jeffrey Butts, Public Engagement Co-Lead
Erica Smith, Public Engagement Co-Lead
Iren Taran, Production Lead

City of Milwaukie Staff Present

Li Alligood, Associate Planner

Participants

Mandy Zelinka Anderson
Wayne Butler
Lisa Batey
Greg Deane
Bonnie Krug
Susanna Pai
Steve Hubbard
Valerie Hubbard
Rick Wheeler
Mary Lemay

Connection to the Project

The collection of opinions was intended to provide ALIGN planning with a backdrop of information, both qualitative and photographic, to be utilized at the May 9th public event. The photographic

activity was designed to engage those who are uncomfortable participating in group discussions, and served as an opportunity for participants to capture areas of interest in downtown Milwaukie.

Purpose and Desired Outcome

The Walking tour was intended to follow up on the fundamental concepts of the framework and other existing plans to see where there are changes or consistencies. The concepts generally are as follows:

- Reconnecting Milwaukie to the River
- Revitalization of historic buildings
- Designing new buildings that harmonize with the town’s character
- Creating anchors and attractors, such as a transit center, grocery store or arts/entertainment/office campus
- Strengthening the Main Street “retail armature”

The desired takeaways from the kickoff event included:

- Obtain qualitative feedback through discussions and photographs, suggesting elements that are necessary for a vibrant downtown, based on present day downtown Milwaukie.
- Experiencing on the ground, what people want to see their downtown become in terms of uses, streetscape and design
- Connect with people not typically seen in public events
- Provide an educational experience of the downtown in terms of what is there today and what can or will be there in the future
- Obtain visual representations of the desires of the Milwaukie community for its downtown, to be used in the May 9th public event as part of the instant polling activity.

Event Summary

There were a total of seven stops on the route, shown on the map below, and each stop featured between five and 10 minutes of group discussion.



Stop #1: City Hall (Main & Harrison)

Ryan Lemay of ALIGN planning provided an introduction of the event’s objectives and schedule of activities. Participants were asked to provide feedback related to the following themes:

1. "Hidden Gems"
2. "It's Got Potential"
3. "More of this, please"
4. "Less of this, please"

Ryan Lemay led the group, and Li Alligood of the City of Milwaukie and other ALIGN team members provided follow up questions. The results from the discussions are summarized below.

Stop #2: Main Street Block (between Jackson & Monroe)

Ryan led the group in discussion by asking the following questions:

1. What do you like about this area?
2. What don't you like about this area?
3. What uses or activities would you like to see here?
4. This is the physical center of downtown. How do you feel about it?

<p>1. What do you like about this area?</p> <ul style="list-style-type: none"> • Wine bar • Bank - brings customers • Chopsticks building - facade improvement very good • Chocolatier - one of nicest buildings in town - "clean and classic" • Streetscape Likes: swale, bollards, and trees 	<p>2. What don't you like about this area?</p> <ul style="list-style-type: none"> • Place "open" but not actually open • Wine bar - never open • Dark Horse facade/storefront - dark and vacant-looking • Lack of shops that attracts different kind of audience (younger generation for example).
<p>3. What are uses or activities would you like to see here?</p> <ul style="list-style-type: none"> • More services- such as a shoe or clock repair shop or a bike shop. • Need bakery - quality fresh bread • Grocery store/ food co-op • A brew pub 	<p>4. This is the physical center of downtown. How do you feel about it?</p> <ul style="list-style-type: none"> • Doesn't feel like center • Feels like City Hall / Harrison is the center (due to access to downtown from Harrison, activity at the corner) • You would not come here at night. There is nothing to come to. • No flow or attractive colors. No consistent theme moving through Downtown

Stop #3 - Riverfront Park (Monroe & McLoughlin)

Ryan provided an overview of the adopted Riverfront Park plan, and pointed out the recently-completed Klein Point phase of the park. He led the group in discussion by asking the following questions:

1. What could better connect downtown to the riverfront?
2. What kinds of uses would you like to see along McLoughlin Blvd?
3. What should the City's priorities for McLoughlin be?

1. What could better connect downtown Milwaukie to the riverfront?	2. What kinds of uses would you like to see along McLoughlin Blvd?
<ul style="list-style-type: none"> • Do something in the short term: white lights on the trees along the river and along the road • Add flower pots • Improve lighting – especially along the trees • A walk along the river • Tunnel [for pedestrian access under McLoughlin] • Preservation of natural space • Bike path by water treatment plant – Finish • Lower signs • Riverfront Park - good idea/intentions, but not many people know about it 	<ul style="list-style-type: none"> • Rooftop patio bar • Kayak rentals and water sports • Bike shop near walkway • Something on the waterfront: café, ice cream, drink shop. <ul style="list-style-type: none"> ○ Think Venice Beach (in the summer) • Perhaps temporary and seasonal structures (i.e., food-cart style) • Green roofs • board walk-seasonal • Fewer gas station signs • Lower signs • Trees block view to the signage in the park • "nothing here to spend your money on" • At night one can see bright gas station signage from river front and it ruins experience of relaxing on the river.

3. What should the City's priorities for McLoughlin be?

<ul style="list-style-type: none"> • Building and structures should be environmentally focused, especially with water. • Washington and 99-horrible traffic- bad for pedestrian traffic 	<ul style="list-style-type: none"> • Pedestrian bridge, underpass • Better physical connectivity to the river • Focus buildings towards McLoughlin to move away from “back alley” feel
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Stop #4: Dogwood Park (Main & Adams)

Ryan provided an overview of plans for the future development of the area, including the South Downtown Concept plan; the proposed dam removal on Kellogg Creek (“Kellogg-for-Coho”; the Adams Street Connector project; and the future light rail station at 21st and Adams. He led the group

in discussion by asking the following questions about future development in the area:

1. What are you most excited for?
2. What do you not want to see here?
3. What are you most nervous about?
4. What would you most like to see here?

<p>1. What are you most excited for?</p> <ul style="list-style-type: none"> • View of the river • Future pedestrian street – Adams Street Connector • Development • Post Office 	<p>2. What do you not want to see here?</p> <ul style="list-style-type: none"> • Do not want 7/11 style development (i.e. chain stores) • Do not want “Beaverton, Jr.” • No giant commercial shops • One of the participants pointed out to the odor from the sewer plan [Kellogg Treatment Plant]
<p>3. What would you most like to see here?</p> <ul style="list-style-type: none"> • Temporary structures, such as food carts • Food co-op • 3 story building with rooftop access for views • Conscious development • New Seasons • 21st is where MAX will be- dress it up-should be a showpiece. Impress LR riders • Underground utilities? Rehab old utility poles? 	<p>4. What are you most nervous about?</p> <ul style="list-style-type: none"> • Noise from McLoughlin – want less of it <ul style="list-style-type: none"> ○ More trees may help reduce noise ○ people noise would be nice to balance • Noise and congestion when MAX will come is a concern. • Curiosity re: post office fate. good for town to have

En route to stop #5, the group gathered at the intersection of Adams and 21st. Ryan Lemay pointed out the “triangle lot” and adjacent future light rail station. Participants were positive about the light rail stop, and expressed concerns about the fate of nearby businesses and development once light rail opens. Li answered questions relating to the future light rail station and parking impacts.

Stop #5: Milwaukie Lumber and American Legion (21st & Jefferson)

At Stop #5, Ryan directed the group’s attention to Milwaukie Lumber. Although Milwaukie Lumber can remain at that location indefinitely, there is potential for future redevelopment of the site. He led discussion around the following questions:

1. If Milwaukie Lumber moved elsewhere, what would you like to see in its place?
2. Do you think uses that aren’t typically found in the downtown (like Milwaukie Lumber) are an issue?

1. If Milwaukie Lumber moved elsewhere, what would you like to see in its place?	2. Do you think uses that aren’t typically found in the downtown are an issue?
<ul style="list-style-type: none"> • Co-op food store • Any locally owned business • Skate park • Grocery with juice bar + Warrior Room in new bigger digs 	<ul style="list-style-type: none"> • “I love this part of town” • “Like access to the lumber yard” • Milwaukie Lumber & Bernard’s Garage - love it- no beef, part of our history & brings a lot of people here

En route to Stop #6, Ryan Lemay asked participants to think of elements from Main Street, namely uses and streetscape that they would like to also see on 21st.

Stop #6 - Convenience Store/Key Bank (Monroe & 21st)

Ryan asked participants to consider the section of Main Street they had just walked with 21st Ave, and asked them to identify components of Main St that they would like to see on 21st Ave.

Compare and contrast Main Street with 21st – what types of uses or streetscapes would you like to see on 21st that you find on main street?	
<ul style="list-style-type: none"> • Main and 21st should be the same • Add street trees and planters to 21st • Add bike lanes to 21st • 21st should provide local/personal services <ul style="list-style-type: none"> ◦ Serve light rail users • "Ugly street, old and poorly maintained buildings without signage." • "You have bike racks, but not place for people who waiting for the bus to sit." 	<ul style="list-style-type: none"> • Main Street is more upscale • Maybe angled parking on one side of 21st • More people late night use 21st. It could be the entertainment area. • 21st is least attractive of three main streets: "it is like a prison there" • Extend plantings • Participants felt safer walking on 21st than Main in the evening due to activities at Duffy’s

Stop #6.5 - North Main Village Courtyard

Ryan asked the participants to consider how the semi-private space felt and worked, and whether new development in downtown should include these types of private spaces.

What do you think of this kind of space?	Would you like to see more or less of this type of space?
<ul style="list-style-type: none"> • Clean • Perhaps enough public space already (unnecessary) • Looks nice, better than looking at just parking lots 	<ul style="list-style-type: none"> • Probably don't need to be included in the future if it takes away valuable real estate • Lots of other open spaces people can use: Waldorf School, Scott Park, Riverfront Park

Stop #7 - North Main Street Area (18600 SE Main St)

Ryan asked the group to consider the difference between the sections of downtown North and South of Harrison Street.

This area of downtown has a different character. How does it feel?	With what you have seen in downtown, what kind of potential do you envision in this area?
<ul style="list-style-type: none"> • Does not feel like a part of downtown • Yet, many people like it and think parking is necessary 	<ul style="list-style-type: none"> • Perhaps an indoor shopping mall • "Shopping center with variety of shops that will attract people."
What should change?	
<ul style="list-style-type: none"> • Private shuttle bus for workers from North Industrial area • Overall for Downtown: Economy of agglomeration - more like-businesses will attract more people as Downtown Milwaukie becomes a "destination" for a particular kind of good/service 	<ul style="list-style-type: none"> • Fitness-closes 6 pm- hard for owner to stay open • Establish a visual gateway to downtown • "North Downtown needs a shopping center with variety of shops that will attract people"

Conclusion

After discussions concluded, the group then returned to City Hall to conclude the Walking Tour. The raffling of gift cards was held at the City Hall site. Ryan thanked everyone for coming and invited them to participate in the May 9th public event.

Summary

The feedback provided by tour participants is summarized by the fundamental concepts of the 2000 Downtown and Riverfront Framework Plan and included in *Appendix A*. The suggested actions provided by participants reflect desired preferences in terms of uses and design elements, as summarized below:

Top 3 Takeaways from the Walking Tour	
Favorite things about Downtown	Areas of Challenges
<ul style="list-style-type: none"> Streetscape elements: Bioswales, bollards and street trees Riverfront – Views and space Local Businesses 	<ul style="list-style-type: none"> Concern about noise and congestion that could be generated by future Light Rail Station Odor from the Sewage treatment Plant Washington and McLoughlin – bad traffic and discourages pedestrian traffic
Areas of Opportunity	Areas of Weaknesses
<ul style="list-style-type: none"> Short term actions to improve Downtown Identity from McLoughlin: white lights on the trees along the river and along the road Building and structures should be environmentally focused, especially with water (i.e. kayak shop) North DT - shopping center with variety of places 	<ul style="list-style-type: none"> Lack of shops that attracts different kind of audience (younger generation for example). 21st is least attractive of three main streets. No flow or attractive colors. No consistent theme moving through Downtown

Uses

Participants suggested that there needs to be more places to meet daily needs (e.g. grocery store) or service oriented stores (e.g. shoe repair shop). In addition, participants also mentioned desires for new businesses to be locally owned and not part of chain-retail or restaurants. Further, participants desired businesses that would capitalize on activities that were part of Riverfront Park, particularly a bike or kayak shop, or the views of the river, such as a patio restaurant.

Design

Participants felt a need for more signage along McLoughlin Blvd to better identify Downtown Milwaukie. Among these suggestions, participants generally agreed on simple additions, particularly festive lighting or increased signage along the sidewalks, and the desire for a Gateway signage in the northern section of Downtown Milwaukie. Within Downtown Milwaukie, participants desired the extension of plantings along sidewalks, particularly along 21st Street. Further, participants desired interest in building more cohesion of Main Street and 21st, regarding streetscape elements, such as planters, street trees and wider sidewalks.

Appendices:

Appendix A – Summary of Connection to Fundamental Framework Concepts

Appendix B – Photovoice Activity Results

Appendix C – General Notes from Participants

Appendix A – Summary of Fundamental Framework Concepts

1. Reconnecting Milwaukie to the River

In light of the planned future pedestrian connection across McLoughlin that is part of the *South Downtown Concept Plan* and the adopted plan for Riverfront Park, the group suggested focusing on improving Downtown Milwaukie's identity and visual appeal from McLoughlin Blvd. Potential solutions included signage and festive lighting.

The group agreed that the buildings along McLoughlin Blvd should be eye catching and capitalize on the riverfront view. Examples of desired services included a bike or kayak shop, and a restaurant featuring patio seating or roof area seating to capitalize on the riverfront view.

2. Strengthening the Main Street “retail armature”

The walking tour participants provided feedback regarding the specific uses and streetscape they would like to see in downtown Milwaukie. Along Main Street, participants generally felt that uses should include services such as a bike shop, shoe repair, and others that met daily needs. Participants also stated a strong preference for a brew pub. Participants preferred locally owned businesses to chain businesses in order to promote Milwaukie's unique identity.

Additionally, participants felt that the wider sidewalks along some sections of Main Street (those that had been rebuilt to the current standards) are a good addition to the downtown, but prioritized additional greenery above wider sidewalks, particularly on 21st Ave.

Participants generally felt that the heart of downtown was the corner of Main and Harrison streets, near City Hall, as opposed to the physical center of downtown at Main and Monroe. Generally, participants felt that there was more 'life' in the Harrison and Main Street area than the intersection of Main and Monroe. They identified some key components, including the fact that Main Street is the civic center of downtown, the number of “active” businesses in that area of Main Street, and the fact that Harrison is a key through street.

3. Revitalization of historic buildings

The participants suggest that uses that aren't typically found in downtowns, such as Milwaukie Lumber, add a historic charm to the area and do not interfere with the pedestrian experience. Generally, participants felt the design of the industrial buildings such as Milwaukie Lumber or Bernard's Garage, 'fit' within Downtown Milwaukie. When asked what should replace Milwaukie Lumber if the store decided to locate outside of the downtown, participants indicated that they would like to see business that provided services such as a grocery store.

4. Creating anchors and attractors, such as a grocery store or arts/entertainment/office campus

Participants stated a strong desire for a grocery store in downtown, which supports the Framework Plan concept of a grocery store as an anchor. Overall, participants felt that downtown residents don't have access to daily necessities. Participants also felt that they did not want to see more convenience stores such as those found at the gas stations. Participants were generally supportive

of the future light rail station and the Adams Street Connector, and suggested that temporary uses such as food carts, and eventual permanent uses such as an ice cream store would draw the attention (and business) of light rail users.





5. Designing new buildings that harmonize with the town's character






Participants appreciated recent façade improvements to several buildings in downtown Milwaukie. However, participants noted the lack of unity in regards to the design of buildings, particularly the color schemes of buildings along Main Street. North Main Village is the only building to be constructed in downtown in the 2000s, thus an example of implementing Design Guidelines that were adopted in 2003. Participants generally felt the design of North Main Village was aesthetically pleasing, but provided mixed opinions on the open space.







Appendix B – Photovoice Activity Results

Key for the categories:

S = Strength W = Weakness
 O = Opportunity T = Threat

Category		Description	Notes
S & O		<p>"Sidewalk of great quality and clean, because owner takes care of it."</p>	<p>Maintenance/ Urban Design</p>
O		<p>"Planters are good to have"</p>	<p>Street Scape/ Urban Design</p>
O		<p>Dark Horse facade/storefront - dark and vacant-looking</p>	<p>Storefront Improvement/Active Use</p>
W & O		<p>"You have bike racks, but not place for people waiting for the bus to sit."</p>	<p>Street Scape/ Urban Design</p>

W & O		"Unattractive. Perhaps needs painting. Not black may help."	Maintenance/ Urban Design
W & O		"[North downtown needs a] shopping center with variety of shops that will attract people."	Bldg use
W & O		<p>"Needs bicycle shop or brewery"</p> <p>"Wine bar is never open"</p>	Bldg use
W & O		<p>"no big store for fishermen"</p> <p>"needs dock that goes out so you can fish from it if you don't have a boat."</p> <p>"nothing here to spend your money on"</p>	Riverfront Park
W		"Lack of coordination and planning that is wasting the money and resources." (re: two sidewalks leading to the same place)	Resource Management

W		"Signage that you can't see from the street [McLoughlin Blvd]."	Visibility
W		"Signage is an issue for legally blind and elderly".	Visibility
W		"Unattractive wires going to the Dark Horse Comics building".	Aesthetics/Urban design
W		"Ugly street, old and poorly maintained buildings without signage." (re: 21 st Ave)	Maintenance/Urban design
W		"Cracks and other obstacles on sidewalks"	Maintenance
W		"Underutilized/ empty parking lot, yet it is paid for"	Parking

W		City Hall kiosk - damaged and dilapidated	Maintenance
W		"Color of sidewalk is exactly the same as the road color. Hard to distinguish (curb lost yellow paint)."	Maintenance
T		"Fear of noise and congestion when MAX will come"	Light Rail

Appendix C – General Notes from Participants

Uses & Design Elements Participants would like to see in Downtown Milwaukie

Uses			
Note Taker	Category	Description	Notes
IR	O	No men's barber shop in DT	Missing/Desirable
IR	O	Lack of shops that attracts different kind of audience (younger generation for example).	Missing/Desirable
IR	O	Don't need a baseball stadium, but shopping center as attraction and "center piece" of Milwaukie can work. Can walk there instead of buying on-line.	
IR	O	No fitness center, like 24 Hour Fitness for example	
CA	O/W	personal services- errands, do business	@21st
CA	O/W	Mixed opinions about open space: some say looks nice, better than looking at just parking lots, other said lots of other open spaces people can use: Waldorf, library	@ N Main
CA	O/W	Open space underutilized by residents. Prefer to have event in alley where there is electricity available	@ N Main
CA	O/W	Design Runway project winner shop	Missing/Desirable
CA	O/W	More services: clock/shoe repair	Missing/Desirable – Main Street
CA	O/W	Co-op grocery	Missing/Desirable - Downtown
CA	O/W	Roof-top bar by river with river views	Missing/Desirable - McLoughlin
CA	O/W	Water-oriented services: kayak rental	Missing/Desirable - McLoughlin
CA	O/W	Bike place	Missing/Desirable - McLoughlin
CA	O/W	Waterfront restaurant	Missing/Desirable - McLoughlin
CA	O/W	Board walk-seasonal	Missing/Desirable - McLoughlin
CA	O/W	Outdoor cinema	Missing/Desirable - Re: if Milwaukie Lumber Site to move
CA	O/W	Any locally owned business	Missing/Desirable - Re: if Milwaukie Lumber Site to move
CA	O/W	Skate park	Missing/Desirable - Re: if Milwaukie Lumber Site to move
CA	O/W	Grocery with juice bar + Warrior	Missing/Desirable - Re: if

		Room in new bigger digs	Milwaukie Lumber Site to move
CA	O	Open hour requirements? Need downtown stores to be open to attract people. Specific example cited: Wine 30 restricted hours	
CA	O	Taller buildings here with view. concerns about noise	@ Dogwood Park
EBS	O	More food	food, goods and services
CA	O	Don't allow for 7-11 or strip malls along McLoughlin	@ Dogwood Park
CA	O	Example of Sisters-no chain stores	
EBS	O	views are important - capitalize	views, aesthetics
IR	T	One of the residents pointed out to the odor from the sewer plan	

		<i>Design Elements</i>	
IR	S	Getting rid of overhead power cables and poles. Having utilities underground is a big plus.	Increase visual appeal,
IR	O	Lighting McLoughlin Blvd at night to attract attention	
CA	O	Taller/ more trees along road	@ Dogwood Park
CA	O	21st should be cohesive with Main Street	
CA	O/W	streetscape elements: planters, street trees, bike lanes - Re: if Milwaukie Lumber Site to move	@21st
CA	O/W	@ night prefers to walk where businesses are still open-21st	@21st
CA	O/W	Underground utilities? Rehab old utility poles?	@21st
CA	S/O	Likes City Hall landscaping	@21st
CA	S/O	Likes: swale, bollards, trees	@21st
CA	O/W	put lights in trees along both river and McLoughlin Blvd	Missing/Desirable
CA	O	No flow or attractive colors. No consistent theme moving through Downtown	Moving from Dogwood to LR Construction
EBS	O	more trees - noise screen	noise, nuisance, green space
EBS	O	Extend plantings (along 21 st)	green and open spaces, pedestrian environment
IR	W	City hall signage is not visible from sideways (another signage visibility example)	
IR	W	No mail boxes on McLoughlin Blvd	
IR	W	At night one can see bright gas station signage from river front and it ruins experience of relaxing on the river.	
IR	W	21st is least attractive from three main streets: "it is like a prison there"	
IR	W	Too much variation of sidewalk surface	Walkability (obstacles)
IR	T	Aesthetic appeal is not there to draw people in.	
IR	T	No advertisement for community outreach (festivals, etc.)	

General Notes about Downtown Milwaukie			
Note Taker	Category	Description	Notes
IR	S	One of the reasons I moved here was for the quietness of it (Milwaukie)	
CA	S	Bank-fine	
CA	S	Bike path by water treatment plant	
CA	S	Curiosity re: post office fate. good for town to have	@ Dogwood Park
CA	S	ML & Garage - love it- no beef, part of our history & brings a lot of people here	
EBS	S	Chopsticks building - facade improvement very good	Storefront Improvement
EBS	S	Adams street connector looks nice	pedestrian improvements
CA	S/O	Ledding Library very popular-brings people in	@21st
IR	O	From grass roots perspective - it is all about enough buzz (getting word out).	
CA	O	@ Dogwood Park Traffic Noise-people noise would be nice to balance	@ Dogwood Park
CA	O/W	21st is where MAX will be- dress it up-should be a showpiece. Impress LR riders	@21st
CA	O/W	Info: former bank will become specialized oncology pet clinic	@ N Main
CA	O/W	@ Washington and 99-horrible traffic- bad for pedestrian traffic	Missing/Desirable
CA	O/W	@ 21st- & Washington Safety over traffic concern: "doesn't bring kids here currently"	@ 21st
CA	O	South Downtown plaza should have river view, so balance between that and trees to mask traffic noise	@ Dogwood Park
CA	O	Fitness-closes 6 pm- hard for owner to stay open	
EBS	O	Val excited about light rail	light rail
EBS	O	post office	redevelopment, urban design
EBS	O	Shuttle - Tri-Met?	Transportation, access
EBS	W	public spaces are small	public and open space
IR	N/A	Who is profiting from DT development and who is pushing it and why?	General Question
IR	N/A	Is economic development is part of this (?) program?	General Question

<i>From conversation w/ senior (74) & disabled (legally blind) Milwaukie resident (while waiting for a tour to start)</i>			
IR	O	Color scheme (bldgs) can be brightened up.	
IR	O	Asphalt paint and striping needs to be updated.	
IR	W	Lack of signage at intersections for cars and bicycles to stop and give way to pedestrians.	
IR	W	Signage is the biggest concern.	
IR	W	Signage for buildings (hard to see).	
IR	W	I am legally blind - signage is a huge issue.	
IR	W	I can't figure out is it a yappy town, is it a sleepy town?	Lack of identity
IR	W	Concern over traffic congestion that will come with light rail and development.	
IR	W	No breakfast restaurants in DT. No place for it.	
IR	T	People who live here don't have access to daily necessities (things that grocery store may provide). Not convenience store and not shopping for those at the gas stations.	
IR	T	We have residences here, but no support	
IR	T	You would not come here at night. There is nothing to come to.	

<i>From Conversation w/ Charles Maes, owner Casa de Tamales</i>			
CA	S	Changes in 6 years of business: more activity and stores opening	
CA	O	Materials preference: new buildings should match older, existing. use stucco for facade	
CA	O	Willing to validate customer parking if fee-based	
CA	O	Employers need to help employees pay for parking	
CA	N/A	Likes Woodburn downtown and plaza	General Note for comparing what downtown could look like
CA	N/A	Gay Blade is name of fountain and dates from mid-century	History tidbit