



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 downtown Milwaukie.

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. A map is provided on the back of this page.

1. Belmont Dairy, SE Belmont and Morrison between SE 34th and 35th
2. Esther Short Park, 301 W 8th Ave, Vancouver
3. Mississippi Marketplace, N Mississippi Ave and N Skidmore St
4. Laughing Planet Plaza, N Mississippi Ave between Beech and Failing
5. Jamison Square, 810 NW 11th Ave
6. Director Park, 815 SW Park Ave
7. Millennium Plaza, 200 1st St, Lake Oswego

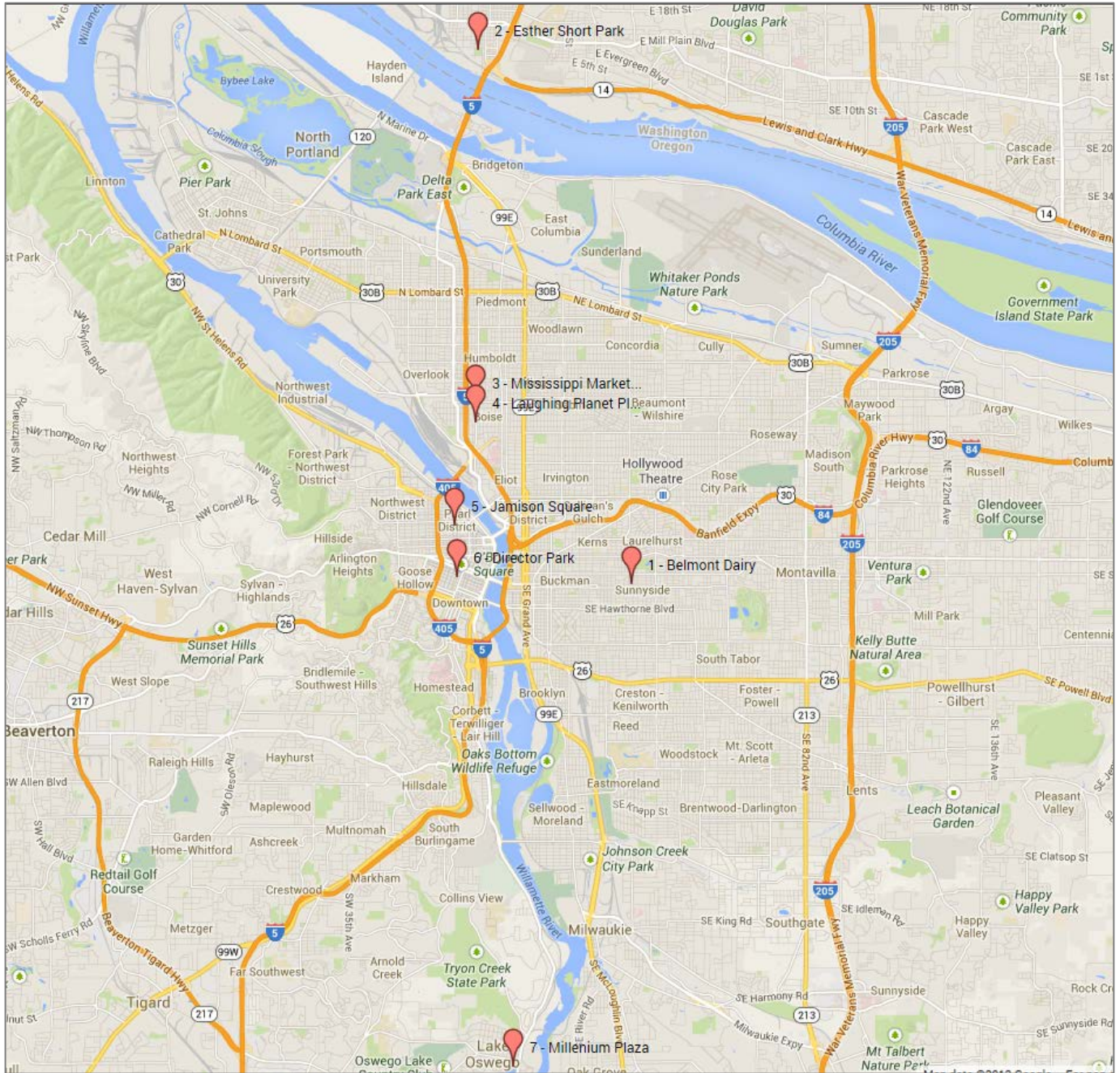
If You Have Time...

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

- SW Pennoyer St, South Waterfront
- SW Hall and SW Moody, The Strand development, South Waterfront
- Saturday Market pavilion and Ankeny Plaza

Self-Guided Tour Map

(Additional examples not shown)



Belmont Dairy

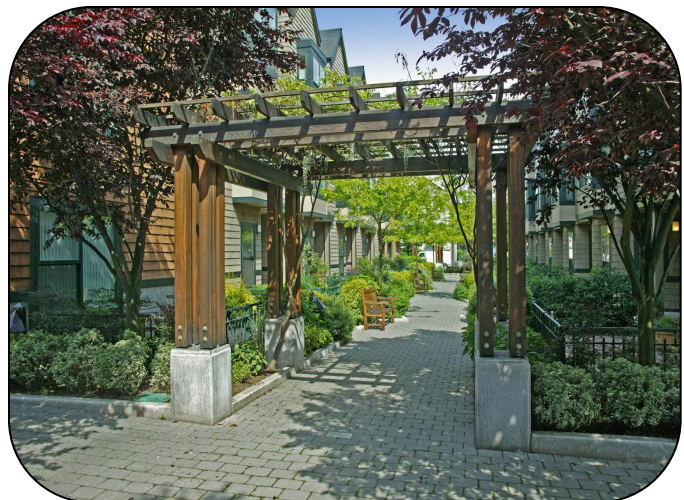
SE 34th Avenue between
SE Belmont & SE Morrison

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.

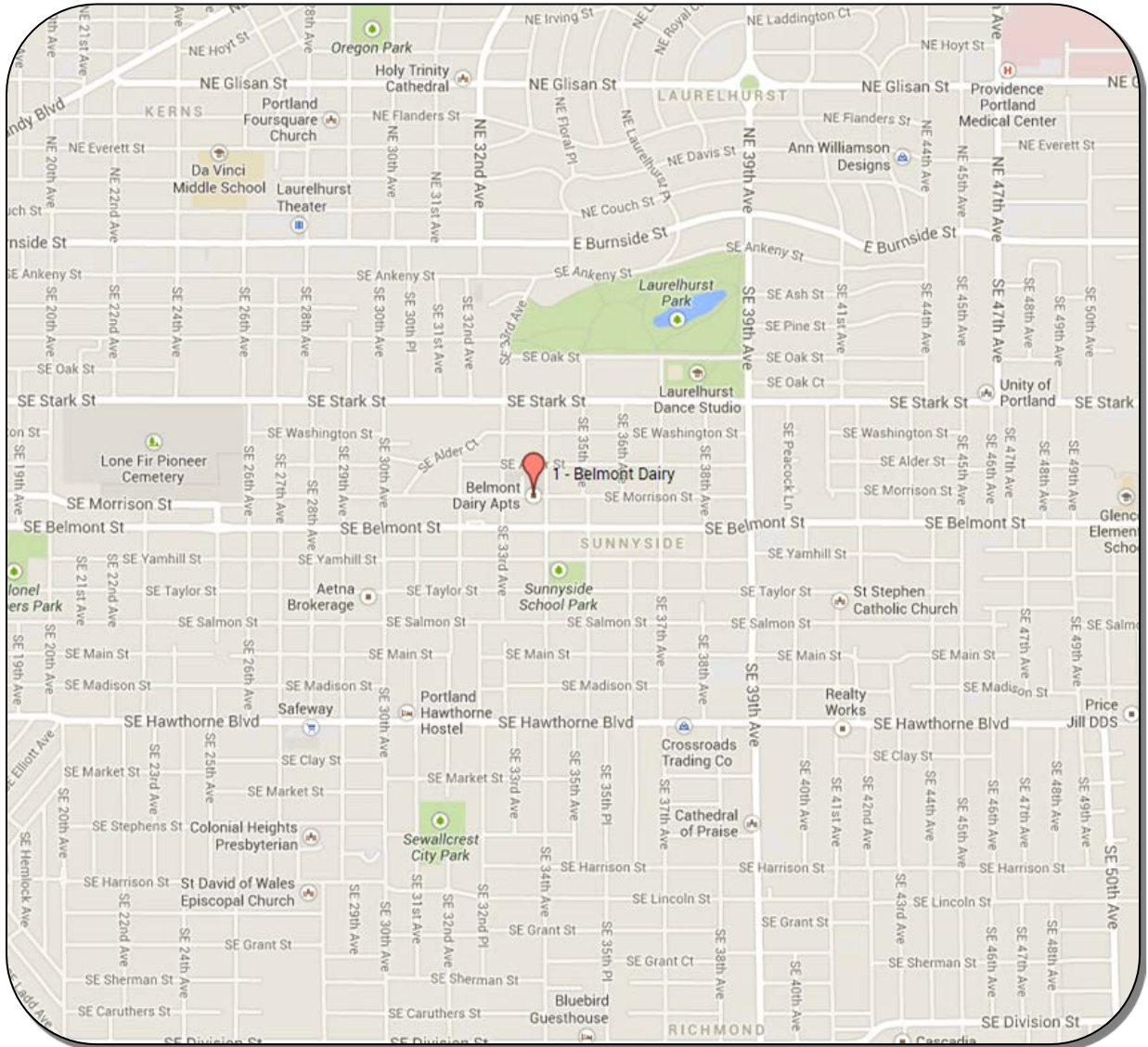
Many of the townhouse units provide live/work possibilities.

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



Belmont Dairy

SE 34th Avenue between
SE Belmont & SE Morrison



Transportation:

- Bus: 15-Belmont/NW 23rd, SE 34th and Belmont stop (westbound or eastbound).

Esther Short Park

301 W 8th St, Vancouver WA

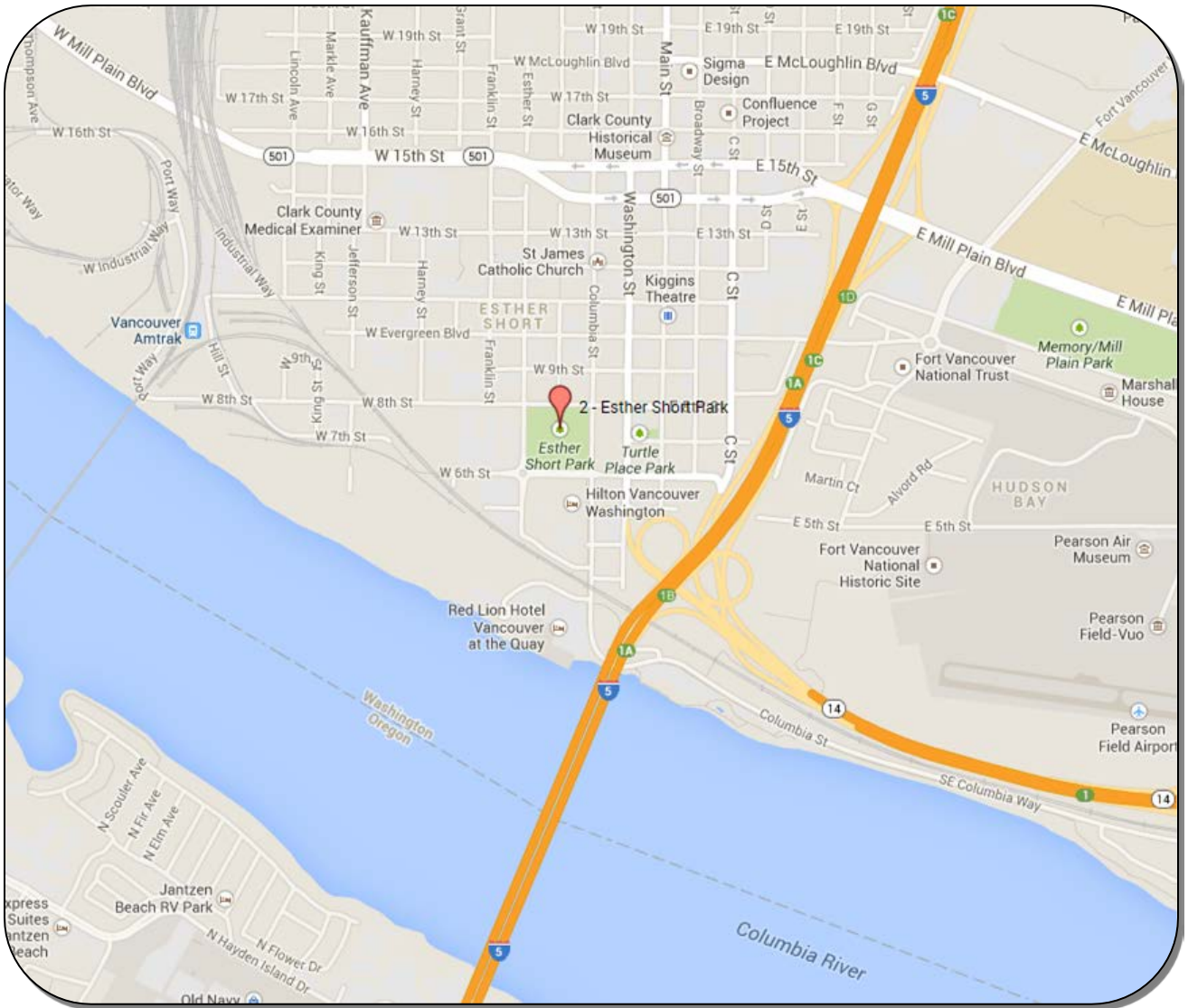
The materials throughout the park reference the Columbia River and community history.

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 8th 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

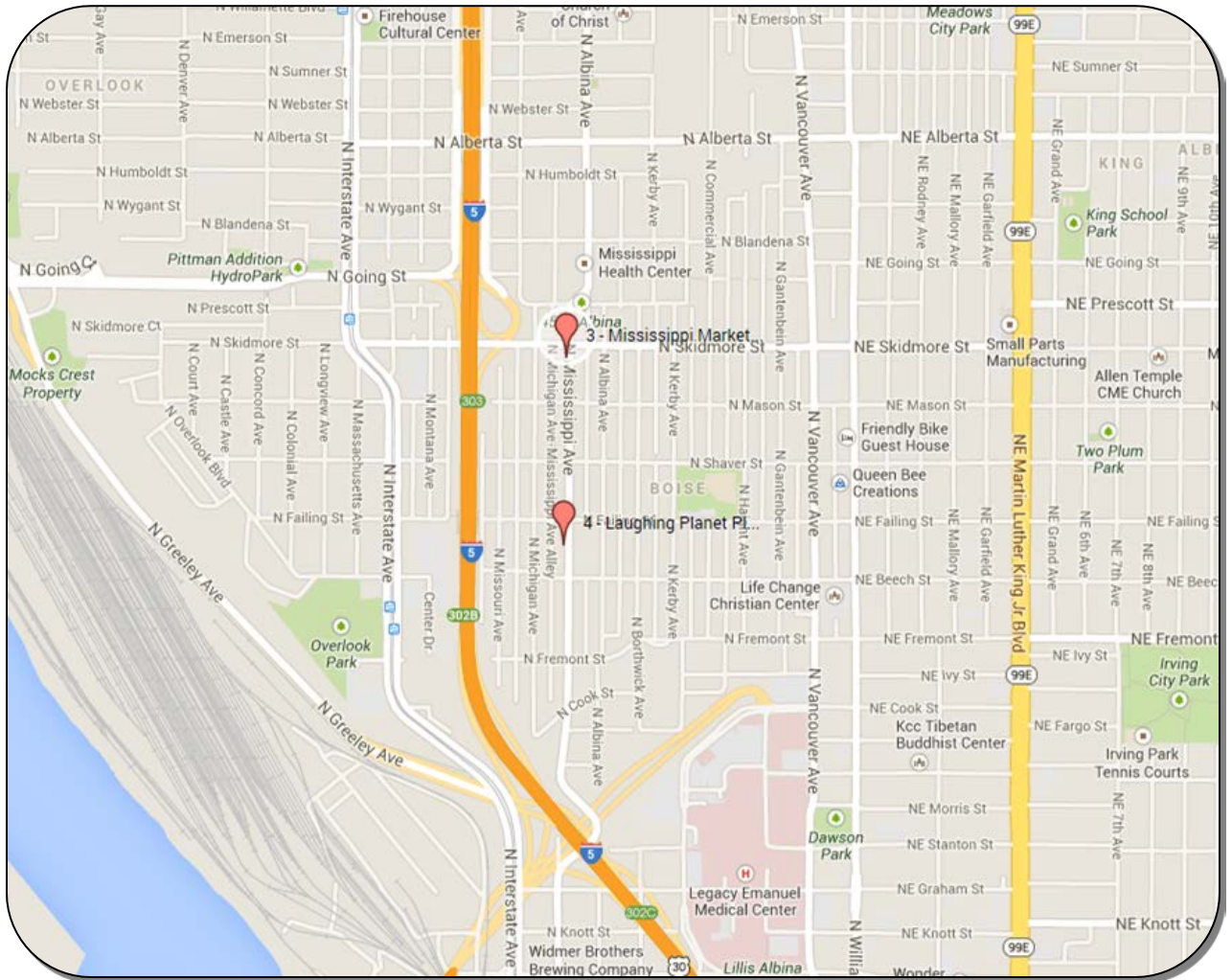
The building on the corner of Mississippi and Skidmore was once vacant; it has been totally rehabilitated and is now a popular bar/restaurant. The large outdoor patio is integrated into the food cart “pod” surrounding it.

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

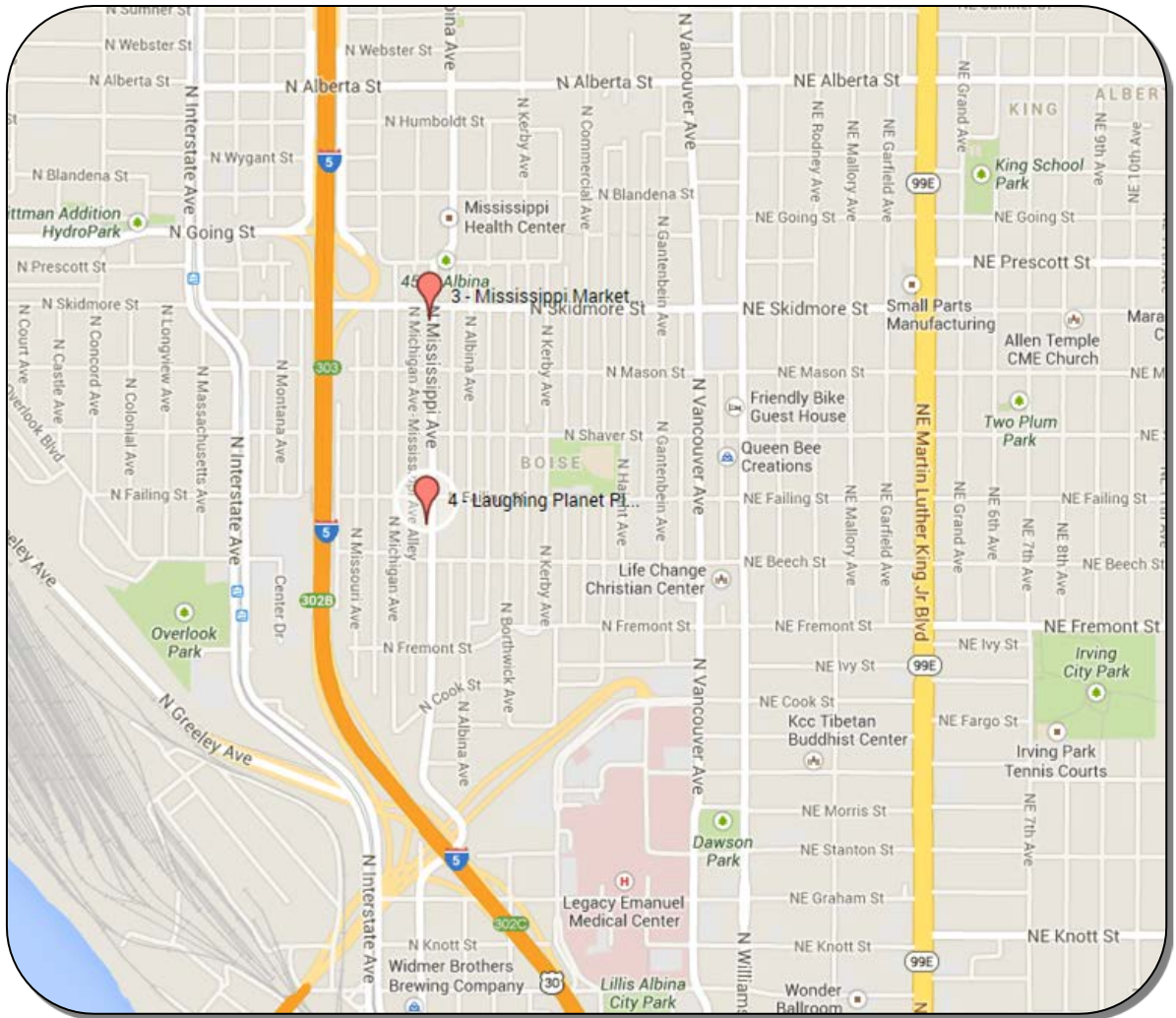
This retail building encloses a small plaza, which provides seating for customers of the numerous retail shops and restaurants within.

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:

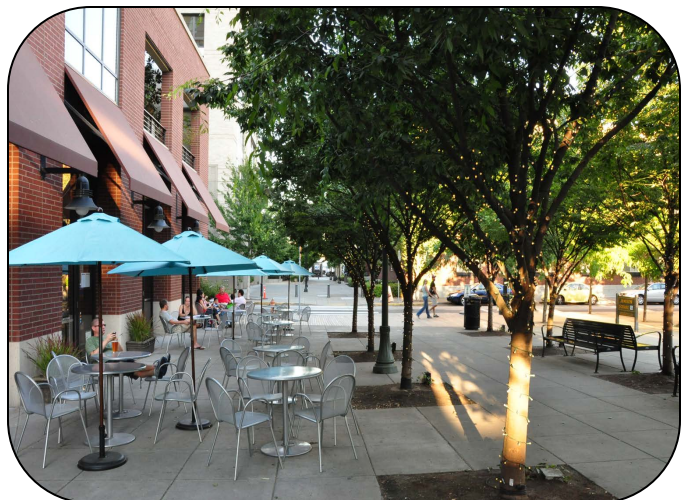
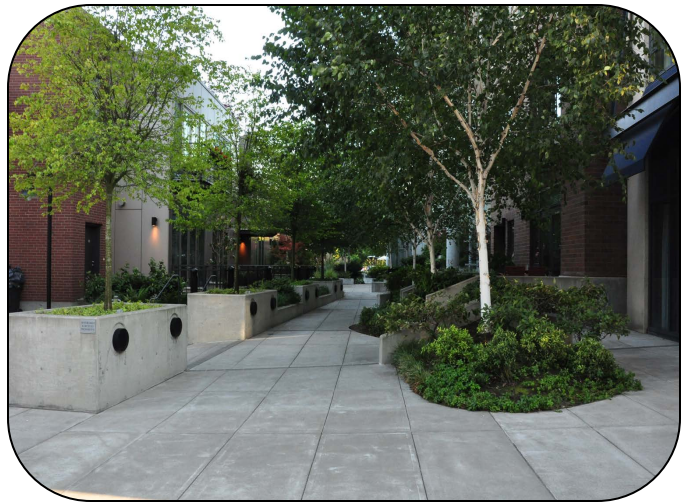
- Bus: 4-Division/Fessenden, N Mississippi and Beech (northbound) or N Mississippi and Failing (southbound).
- MAX: Yellow line, Overlook Park station (northbound and southbound). Walk north on Interstate and east on Failing, across the pedestrian bridge to the corner of Mississippi and Failing. Turn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

Jamison Square

810 NW 11th Avenue

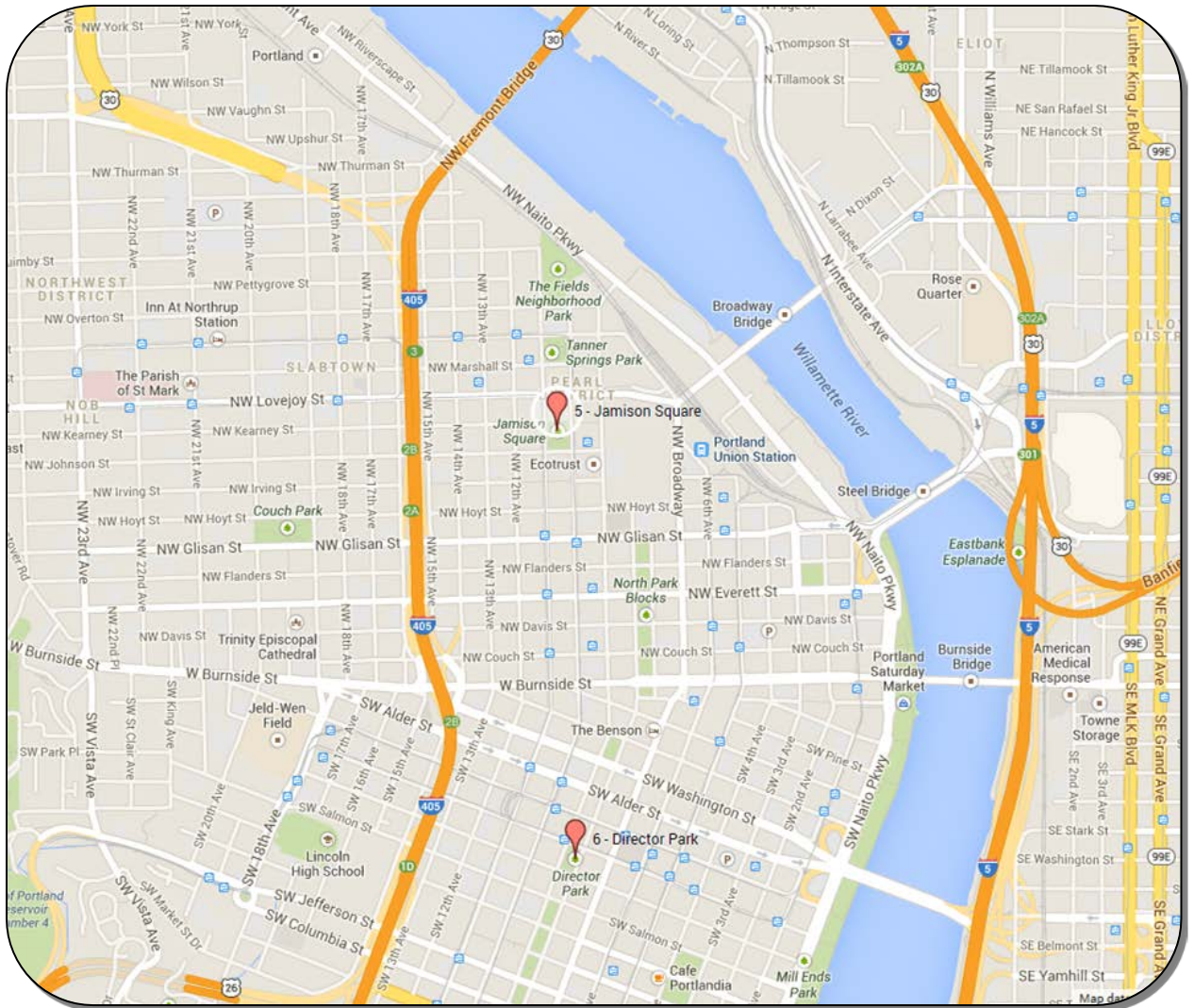
Jamison Square is an interactive, family-friendly urban plaza that accommodates office workers, shoppers, and children.

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.



Jamison Square

810 NW 11th Avenue



Transportation:

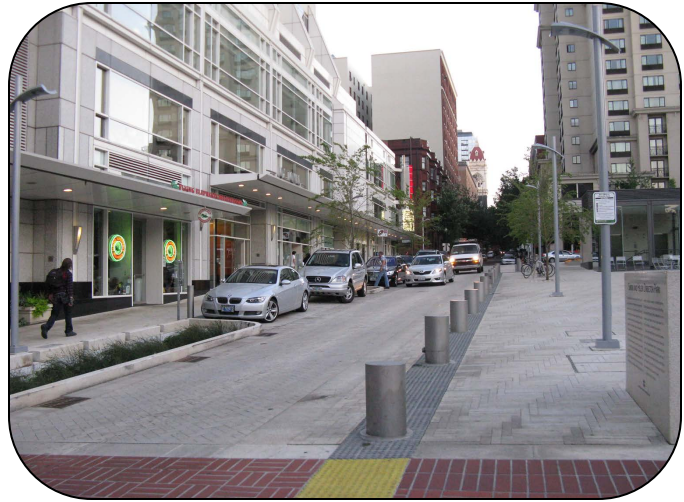
- Bus: 77-Broadway/Halsey (westbound) and 17-Holgate/Broadway (southbound), NW Broadway and Hoyt stop
- Streetcar: NS/CL Line, NW 11th and Johnson station (southbound); NW 10th and Johnson (northbound).

Director Park

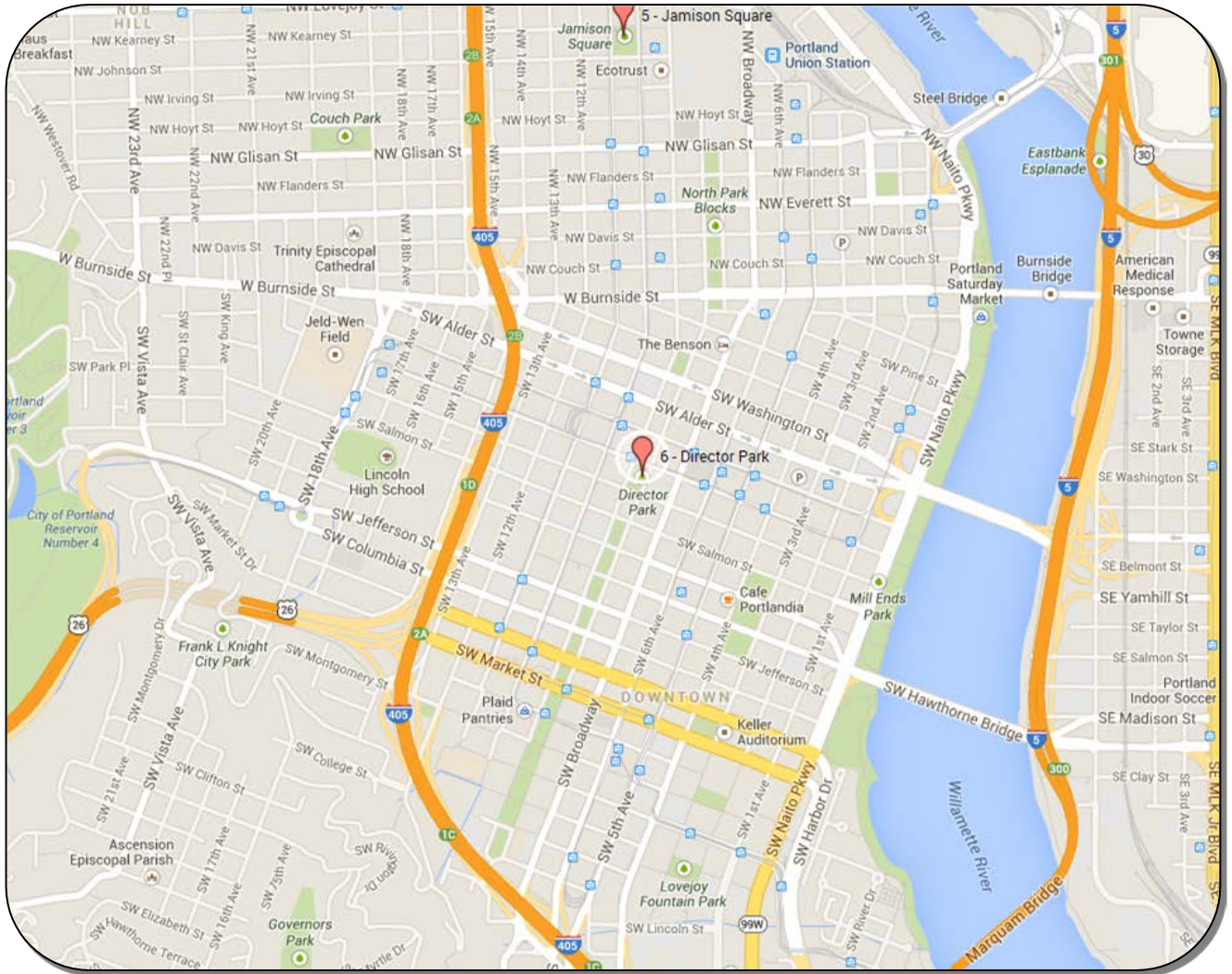
815 SW Park Avenue

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:

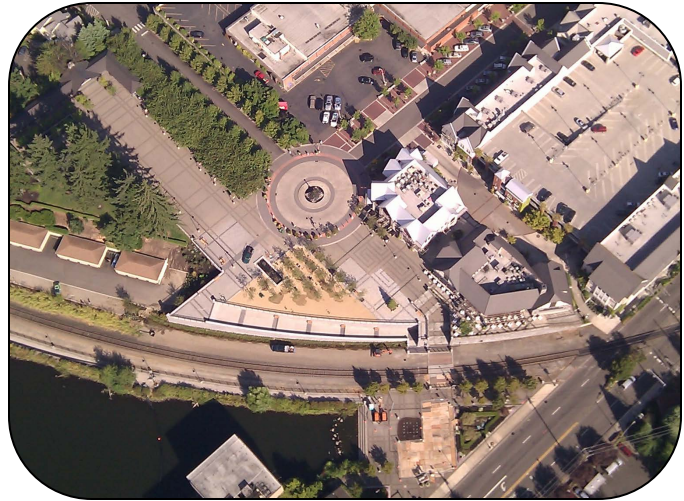
- Bus: 15-Belmont/NW 23rd (eastbound) and 51-Vista (eastbound), SW Salmon and Park stop.
- Streetcar: NS/CL line, Central Library station (northbound); SW 11th and Taylor station (southbound).
- MAX: Blue Line or Red Line, Library/SW 9th Ave station (westbound); Pioneer Square South station (eastbound).

Millennium Plaza

200 1st St, Lake Oswego

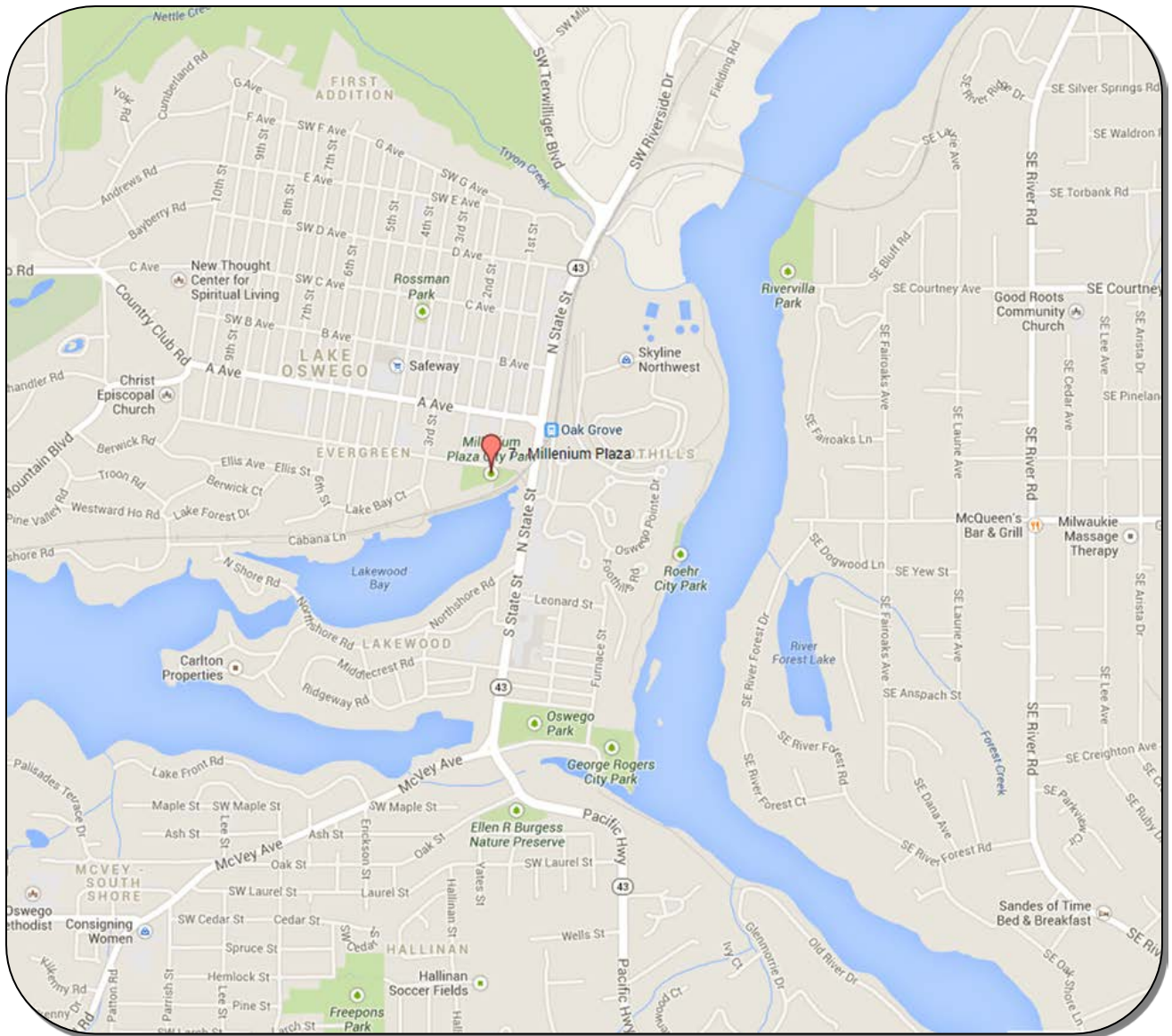
Millennium Plaza is a public plaza bounded on the east by Lake View Village, a mixed-use commercial development with active ground-floor uses.

Note the structured parking garage 'lined' with retail uses; the curbless street; and the park/overlook and plaza to the southeast of the plaza across the tracks.



Millennium Plaza

200 1st St, Lake Oswego



Transportation:

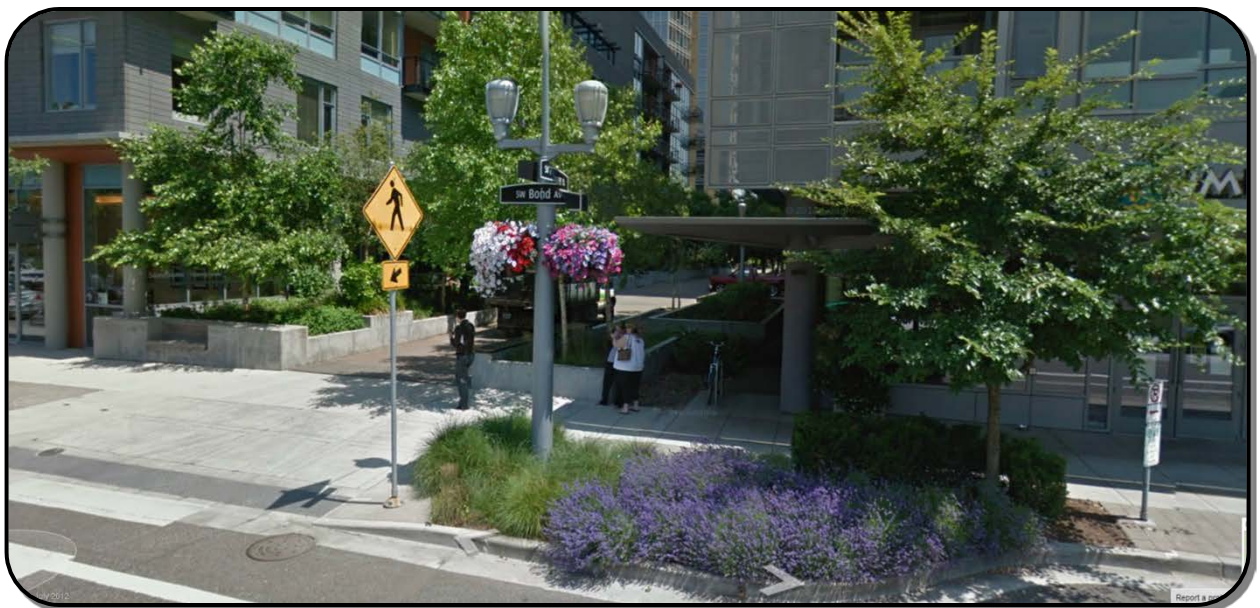
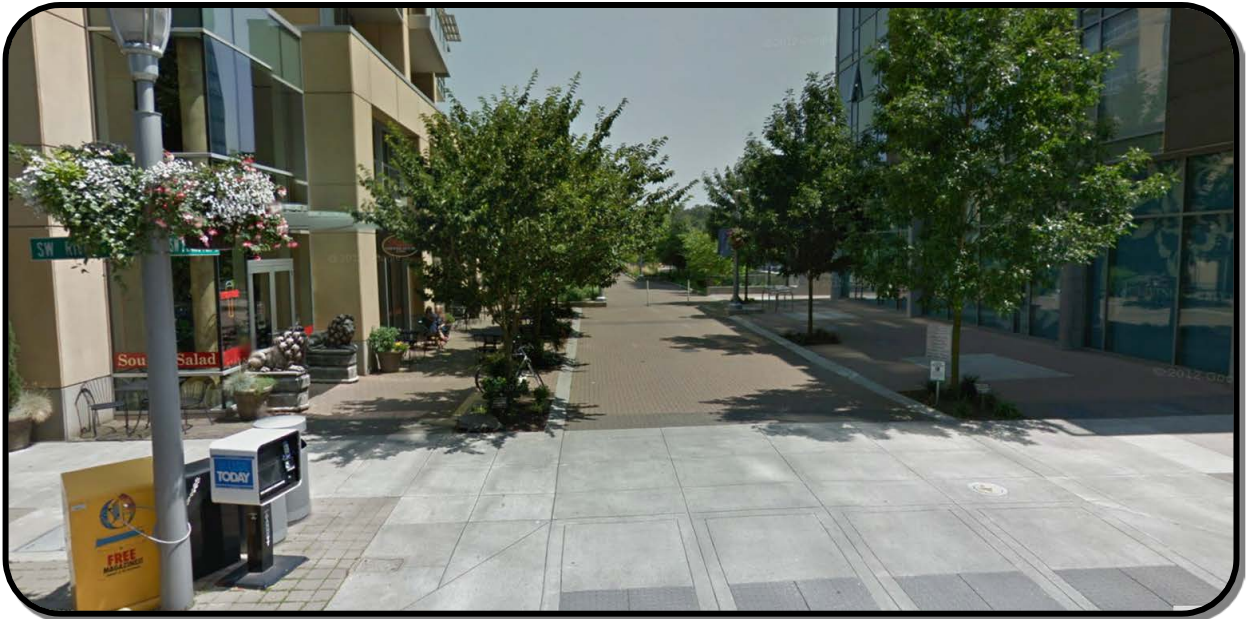
- Bus: 35-Macadam/Greeley (southbound), N. State and Foothills stop; 36 – South Shore (southbound), N. State and Foothills Stop

Additional Examples

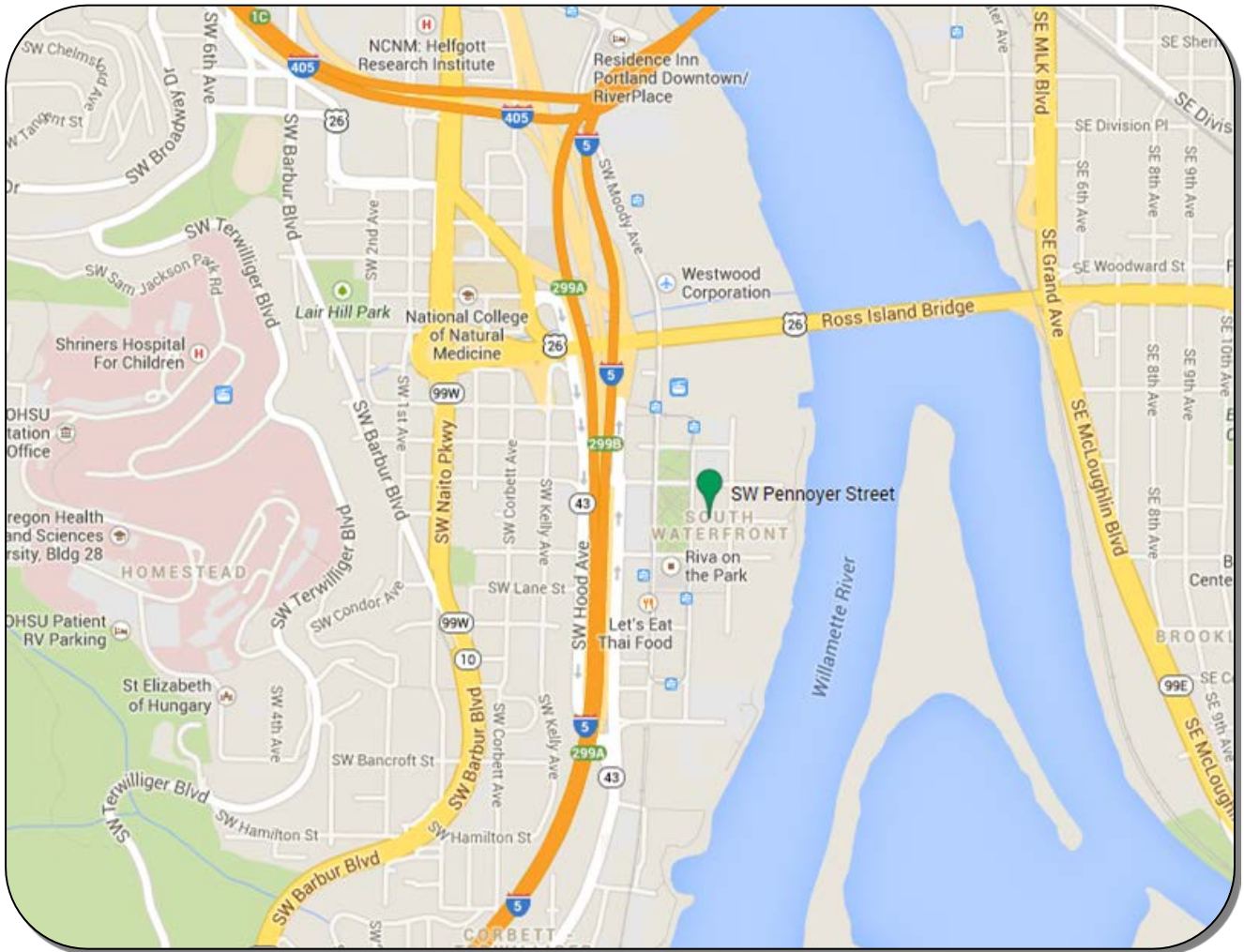
SW Pennoyer St

South Waterfront

Pedestrian-oriented green street



SW Pennoyer St South Waterfront

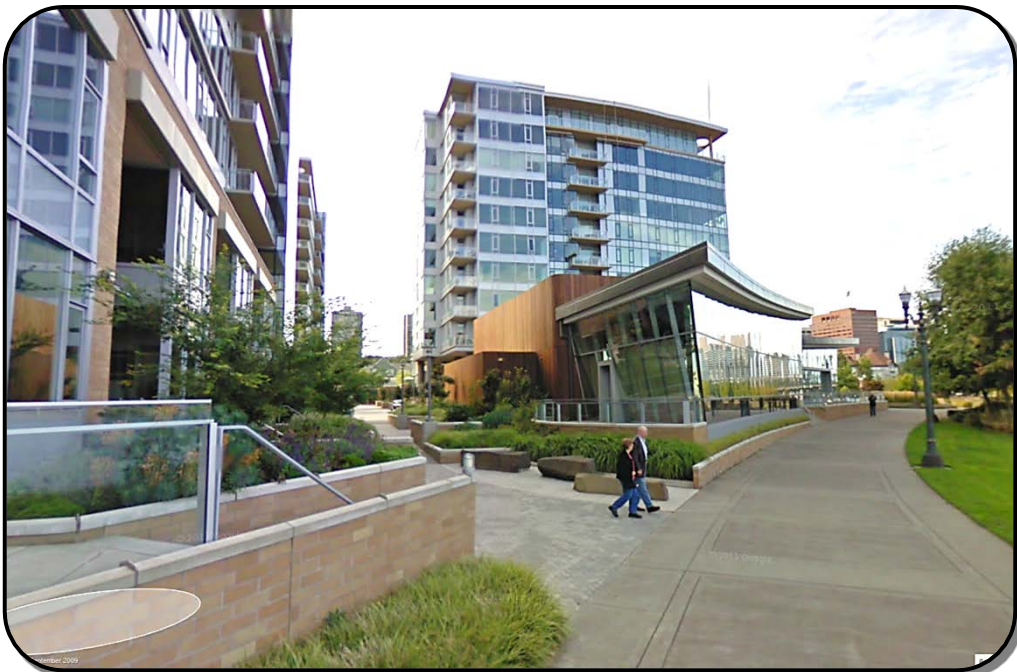
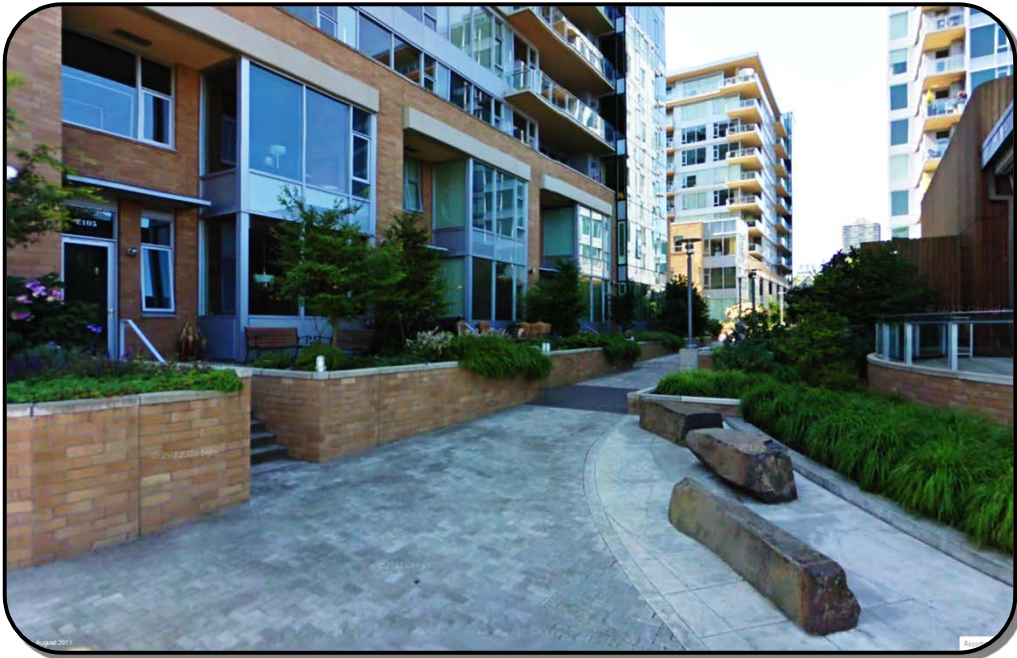


Transportation:

- Bus: 35-Macadam/Greeley and 36-South Shore (southbound), SW Moody and Gaines stop
- Streetcar: NS Line (southbound), SW Moody and Gaines station

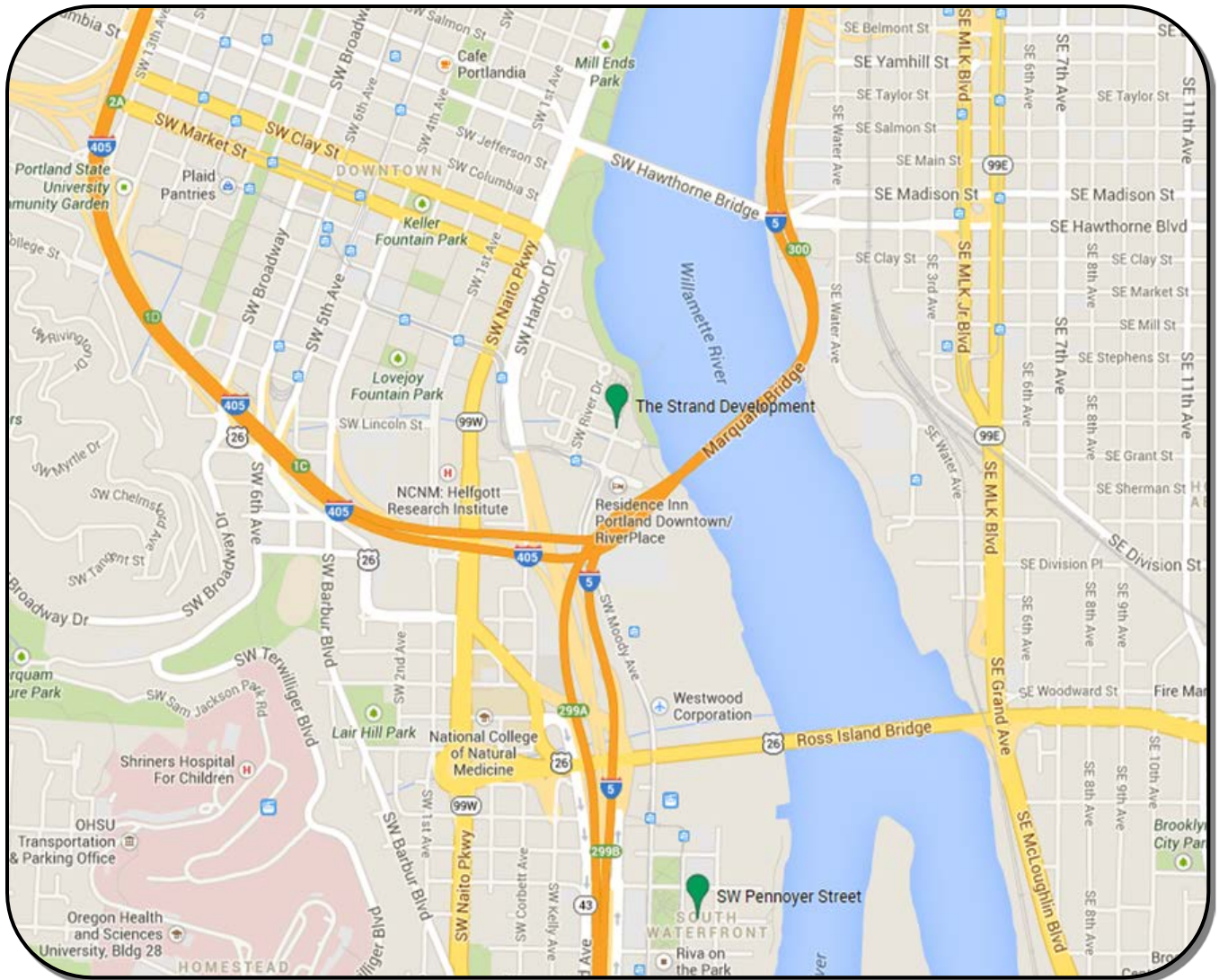
The Strand Development SW Hall and Moody (River Place)

Pedestrian-oriented street and small pavilion restaurant



The Strand Development

SW Hall and Moody (River Place)



Transportation:

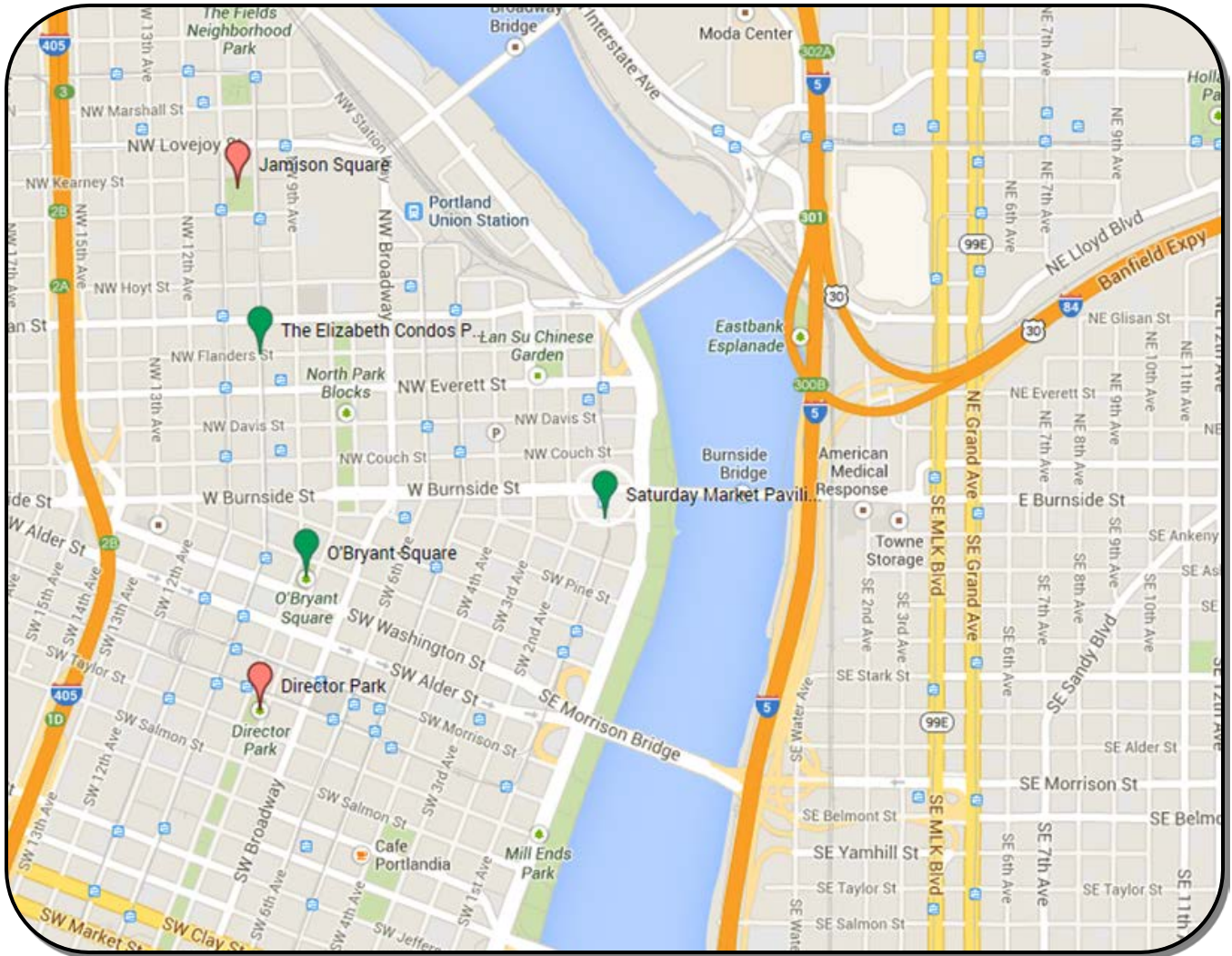
- Bus: 35-Macadam/Greeley and 36-South Shore (southbound), SW River Pkwy & River Dr stop
- Streetcar: NS Line (southbound), SW River Pkwy & Moody station

Saturday Market Pavilion and Ankeny Plaza

Public plaza with fountain and multi-level seating



Saturday Market Pavilion and Ankeny Plaza



Transportation:

- Bus: 12-Barbur/Sandy Blvd, 19-Woodstock/Glisan, 20-Burnside/Stark (all westbound), Burnside Bridge stop
- MAX: Red/Blue Line (northbound/southbound), Skidmore Fountain station