



Downtown Milwaukie: Visual Preference Survey Comments

Images ordered descending by average overall score

Image #

7

Mean Score

8.00



Score	Comments
10	Love the activation of the sidewalk. Love the extra wide sidewalk. Love the variability of the building materials.
10	Materials used, mix of architectural features, attractive streetscape; very attractive
10	Best.....2 stories with 3rd set back
10	Love the style and variety of masonry...interesting roof pitches. Really like the brick sidewalks; flower features; lamp posts; and outdoor dining.
10	Love this look. Fits in GREAT with Main and Harrison area. Looks fabulous! Love this.
10	Outdoor patios are a must!
10	This is really visually appealing and inviting, and makes you want to hang out Downtown.
10	Would love to see this adjacent to 99.
10	The stone and green scape is very desirable
10	This is the perfect setup for downtown.
9	Very attractive. The ground space is retail and office above is perfect for activity. Wide sidewalks allow a meandering pace for strolling, sitting and cafes.
9	While inconspicuous as to not detract from the pleasing look of the downtown area, the outdoor seating provides immediate recognition as to the type of establishment. Outdoor activity of a business also serves to increase the overall activity within the city. Visual appeal of an active environment draws yet more activity.
8	This is nice, I like the outdoor seating and large sidewalks
8	Liking mixed use space.
8	I like this look
7	Accessible ground floor, can't tell how tall it is, nice plants
7	The building seems to have the appropriate scale and mixed-use possibilities. The streetscape is also nice. Unsure if the cladding on the building is appropriate.
7	I like the expansion to the sidewalk
7	Active and vibrant looking
7	2 to 3 stories enough
6	Appealing, but stone looks cold
5	ok...multiple use structure - housing/business
4	Nice concept, but this isn't California. It's going to be raining for 8 months out of the year and a lot of this will be wasted space during fall/winter/spring.
No score	Building OK pavers a great idea

Image #**5**

Mean Score**7.27**

Score	Comments
10	I really like the features of this building. It looks like a mixed-use building with retail/commercial on 1st floor.
10	I like this quite a lot. This looks really nice and fits in with Milwaukie downtown. I love this look.
10	The best so far. Bringing more brick facades into downtown would enhance the existing historic character of some of the uses (lumber supply, cha cha cha)
10	The brick and high quality materials are great
9	I prefer 2-story buildings, but this is really nice and still traditional yet modern looking. Plus, I LOVE the lamp posts!
8	Very nice combination of quaint and modern. Good accessibility.
8	Super cute.
8	Accessible ground floor and only 3 stories
8	Very attractive in materials and scale, although could go even taller. Looks like it has the needed ground floor retail possibilities.
8	Like the mixed materials
8	More interesting. More in keeping with what we have already got.
7	Better yet
7	Like the Mixed Use and parking. Plenty of native foliage. Like the brick.
7	Great. Not sure if this is supposed to be townhouses or smaller units, but the aesthetic is swelling.
6	Boxy but landscaping and balconies and large windows add to look. Once again, needs to be accessible for physically challenged.
6	Assuming housing is on top and business on the ground, solves problem of affordable housing?
5	Doesn't fit my personal idea of Milwaukie, we're more a welcoming, hometown type of community, this isn't.
4	Again a little too modern, industrial feeling for Downtown.
2	This type of architecture does not openly introduce itself as a restaurant, club, office, etc. It would easily go unnoticed without loads of advertising and even then be likely to fall off the radar.
1	no
No score	Ok.....multiple use structure, it looks like.
No score	Mixed use is better than town homes but we have plenty of empty storefronts as is. Let's fill those first.

Image #
11

Mean Score
6.52

Score	Comments
9	Yes. Good
8	This is very modern/trendy, but I really like the mix of wood and stone, as well as the awnings. And, I like that it's only 2-stories tall.
8	Fine for a professional type business such as dentist, doctor, etc. Classy, yet inconspicuous. This type of business doesn't need extensive advertising on its exterior. Most people locate professional services via the Internet or through other referral. All that is needed is a simple sign indicating the name and address.
8	Very sleek. I can dig it.
7	Although this is modern, I really like the diagonal entry and materials
7	I like this building- but not as much as some previous ones.
7	Seems to fit into the neighborhood environment
7	Accessible, wonder about parking, otherwise OK.
7	The building is OK, but to be in downtown should be one to three stories taller. The exterior materials seem nice, and the ground floor retail should be a must have.
6	A little on the hip and modern side for historic downtown but it could work, because it is subtle and looks like a reuse project of an older building.
6	Could fit.
6	don't think there will be market for condos or apartments at this price point
5	Good potential for mixed office/retail.
4	The concrete facade is uninspired but it does look nice with the landscaping and wood accents. Still boxy, without architectural interest
4	A bit too modern
4	It's ok
4	IDK
3	useful, but unattractive
No score	Outdated and unattractive. Perhaps it could be renovated. Needs different roof pitch.
No score	So so

Image #
17

Mean Score
6.32

Score	Comments
10	Perfect
10	That's a classic look, something our older buildings could become
9	The color's a bit drab, but I love that this is a 2-story building and the trees surrounding it look really nice!
9	Yes, thank you!
9	Two to three floor mixed use is probably ideal for downtown. Promoting better use of existing buildings should be a top priority.
8	I really like this. Old style charm, unimposing height, approachable.
8	This building has lots of charm - something like this painted cool bright colors would look fabulous and sexy in downtown Milwaukie. Whatever it is - please don't make it blah.
8	I like this size building more than the 3 floors
8	Accessible ground floor. I like the detail and age. Stairs indicate the living space is not accessible, though. Big trees add a lot.
8	Interesting and unique, sans news boxes
7	Attractive for a small shopping street, may be too small scale for a Downtown building.
6	I like the size and interesting architecture. Like the awnings and windows. Don't like the roof or the lines of newspaper racks on sidewalk.
6	Very inviting.
5	Not bad.
5	Building should be one or two stories taller. It is too awkward looking with that giant support column at the corner. Otherwise it is OK and the presumed mixed-use is a good thing.
5	Do not like the paper boxes on the street and the big column at the corner
5	ok
4	It's ok
1	Just doesn't seem to fit the future DT Milwaukie I envision.

Image #
3

Mean Score
6.21

Score	Comments
10	I LOVE this type of row housing. It's traditional and has a really nice Downtown feel to it. Plus, it would be awesome to have reasonably-priced rental housing available for young couples and families.
10	Love the brick
9	Classier townhomes.
9	more than the previous
7	Better
7	I like this one because it fits better with the look of downtown.
7	For office space, this would work well. Attractive, but not inviting as a home dwelling should be.
7	Stairs again. Handicap accessibility?
7	A better look for Milwaukie
7	This building is a little better and more timeless.
7	the stairs are nice
7	If we're stuck on townhouses, this is more like it.
6	This is a little boxy, I like the window treatments. Again, belongs on 21st or streets perpendicular to Main, but not on main street.
6	The style fits the basic feeling of Downtown yet lacks ground floor public use, so it should not be on a main street as it would chop up the flow of retail space.
6	Attractive, but lacks mixed-use component.
6	Beginning to look friendly, a place to live, work, play
6	Better than the last one, but not that interested in residential downtown.
5	Very boxy and not much architectural charm about it
4	Nice look except the walk-up entry...
4	This looks pretty boring for the people who live here. But it may be more affordable.....
4	Very attractive with brick. How does one with disabilities enter?
3	Unattractive
2	Where would this type of building go?
1	Too uniform in appearance.
1	Not Accessible and very ugly.

Image #
30

Mean Score
5.95

Score	Comments
10	Love the brick
9	Yes - great architectural interest; parking could be inside while also including retail on ground floor
8	The corner structure, yes. The others, no. There is just enough character to the corner building to draw the eye and make it look inviting. While the other connected structures are too generic.
8	Accessible. This has open windows. Is it a parking garage? If it is, it is desirable.
8	Odd mixture, the corner building good as a stand alone, the others good without the corner building.
7	For a parking structure, this is pretty well done. I think there needs to be more retail/restaurant use along the street frontage.
7	I like how each building looks a bit different.
7	Nice combination. Pleasing and inviting.
6	Like the facade except too tall. I like the awnings but there could be more. A little too imposing/large.
6	The basic design and scale is nice and good for a downtown, only this is a little kitschy and the retail spaces are not that inviting.
5	Not bad...
4	Needs more green public space.
4	Looks like it is trying too hard to look old
3	Too tall, not rich in character
3	This is a pretty nice traditional looking building, but it's too tall and overpowers the block.
3	Kitschy, but does hide the parking somewhat well. Perhaps this would work if smaller and/or blended with upper floor apartments too. The phony parapet treatments are too much. The corner entry is OK.
2	No. Looks like Lake Oswego downtown - sterile and uninviting. Boring corporate look. Not sexy - not cool in any way.
2	No
1	Too tall
1	Milwaukie downtown is too small for a building this size

Image #

2



Mean Score

5.76

Score	Comments
10	love the design
10	Lovely integration with the streetscape. Units look like they are nice and bright inside.
10	For townhomes, this is ideal. It adds elegance as well as human activity to the downtown area.
8	Nice townhomes.
7	Not fronting on Main, but 21st or one of the perpendicular streets in south downtown would be fine.
7	it's relatively attractive but unless the elevator is hidden, it's not accessible and it needs to be
7	Looks sleek and modern. Handicap accessible?
5	A little TOO modern, but I like the idea of it.
5	In the right setting
4	I don't like this much because it's too big and blocky. Doesn't fit with the older cool quaint buildings downtown. I do like the condos that are downtown on Main St. across from Canby Asparagus Farm.
4	Too structured, formidable, uninviting
4	What type of building is this? Office? Modern Townhome? Attractive and modern, but that's a lot of concrete--may want more permeable materials.
4	Probably a bit too edgy. Also not sure that the market would support relatively high-end townhomes.
4	For the space available housing without ground floor retail space seems less desirable.
3	Don't like the "walk-up" look or concept. Too boxy. Gives an "unfriendly" feel...
3	Needs ground floor retail.
3	Kind of sterile. Not very attractive.
2	Too modern
2	Too modern, lack cohesion with historic Milwaukie architecture.
2	Let's think about who can afford to live in this type of place! Not the ordinary joe, that's for sure!
2	What is it? Condo, town home??? Weird townhome looking retail space?
1	Not Accessible and very ugly
1	This building will look horrible in 20 years
No score	It's alright
No score	Too big...3 stories enough...

Image #
13

Mean Score
5.47

Score	Comments
8	Reminds me of North Main village
7	That's plenty high
6	I like this OK. It's a bit too tall.
5	A bit modern for Milwaukie
5	doesn't do much for me
5	Could go either way on these...
4	Again to hip and modern but the basic needs are met here.
4	Ok
4	Accessible, but YUK. Ugly, ugly, ugly. What about parking?
4	Stylistically, this would look out of place in the middle of downtown, but may be more acceptable at one end or the other. The height is good and so is the ground floor retail. The overall effect however, is a design that warrants a view from the upper floors. Not sure if that is possible in downtown Milwaukie.
4	Milwaukie already has this type of building and does not need another one
4	Has Potential for mixed use residential/shopping/dining, but don't we have enough vacant storefronts?
4	too edgy and too expensive for the likely market
3	Not sure Milwaukie has room for too many of these. I don't like the roof pitch nor the angular look of this building. I like the retail on ground floor.
3	No
2	Too contemporary. Materials look cheap; imposing without any charm at all.
2	Too modern/trendy for my taste.
2	I don't think the incorporation of retail and professional or housing is a very good idea for downtown Milwaukie. Striving to make it unique so that people will seek it out is not attained with this type of architecture in my mind.
1	This is an ugly building that totally looks out of place on Hawthorn
1	Will be dated in 5-10 years, go for long term appeal, more traditional like the Enchante Chocolates

Image #
16

Mean Score
5.43

Score	Comments
10	I think it would fit well. Maybe get rid of the junky garage on Washington St and put this in.
8	This building would work very well in Milwaukie. I like the diagonal entry.
8	I really like how this building is both traditional and modern. I just wish that it wasn't quite so tall. I also love the lamp posts again, and the wide sidewalks in front of the building!
7	This building has lots of nice elements, corner retail, a comfortable scale and design that complements historic buildings.
7	This has more personality. I'm not sure we really need things with all of this height in Milwaukie, though.
7	Not bad.
7	Too busy, but seems to have substance.
7	May be too tall for some areas.
6	The interaction of two different architectural styles is interesting. I like it that it looks like restaurant below and apartments above with parking garage on side. Maybe if it had a little more streetscape or balconies.
6	Accessible, looks OK, but is too tall.
6	Exterior materials are nice but the cornice is way too overdone and should be much simpler. Not sure how the cut corner entry would work downtown. It would have to be on just the right corner or it would feel oddly placed.
6	Could work, one floor less.
4	How would parking be accounted for?
4	Uses are swell. Design is bleh.
3	No - too big, blocky, and Huge City looking.
3	Not really
3	too big
2	Too massive
1	Three story max on structures, with two being ideal, would be my suggestion. Anything over that becomes overwhelming in a community the size of Milwaukie. The inviting atmosphere is lost.
1	too big
1	No...too big, too bulky, too many people in one space....probably too pricey....
No score	Like the brick. Too many stories and unattractive windows on upper floors. I like the ground floor. A bit too large overall.

Image #
29



Mean Score
4.91

Score	Comments
10	We badly need a downtown parking garage. The height of this and design would be suitable for downtown.
10	Would definitely need one or two of these within walking distance of the DT area to promote activity and foot traffic. Two stories above ground as is this one, preferable.
8	just to replace existing parking lot, not to take away more buildings
7	not bad for a garage
7	Ugly design, but parking much needed.
6	This sort of parking might work well if it adjoined a larger building - but not as a stand alone parking structure. Perhaps the street side portion of the ground floor would be the place for food carts, giving it some additional type of use. This should not be on Main street but perhaps on McLoughlin.
6	I don't see increased parking as a priority, but one of these would be fine.
5	Yikes, a parking garage. I guess it might be necessary if Milw. is built up too much. Still think we should keep it small and cozy.
5	An ugly parking garage, but at least a parking garage.
5	Not on Main St.
4	As far as parking garages go, it looks OK. But I hope we don't have a parking garage right downtown. If it's further out someplace, then OK. We have plenty of transit to get people around. Do we REALLY need a big parking garage? I don't think so. Let's encourage biking, walking, mass transit.
3	Not really
3	Ugly but we do need parking. Main Street has just enough parking for all the local business employees that park there. Kind of tough for those coming from somewhere else
2	No need for parking garages
1	I can't imagine anywhere downtown where this type of structure would fit. I do not think we should allow a stand-alone parking structure downtown. It would need to have commercial/retail along the street front.
1	Exposed parking lots are ugly...
1	No parking structures/garages, please!
1	Please no parking garages.
1	What is it?
1	This is awful. This adds nothing to the downtown feel and if anything adds a blight on our city landscape.
1	Whoever thinks Milwaukie needs covered parking isn't from Milwaukie.
1	This is a parking garage. Can't we encourage more people in Milwaukie to WALK to the downtown? It won't kill them to walk....
1	Definitely NO
1	Planning some parking is a great idea for the future, but maybe we should start with setting aside a flat lot, and build the commerce before investing in such a structure.
No score	Only if we have to build it....could be better. More like Lake Oswego parking would be better

Image #
14

Mean Score
4.80

Score	Comments
7	Could work.
6	The building looks like it could handle being in a historic downtown, yet the floor retail space is hidden and needs more attractive open-ness.
5	This looks OK. Don't like the color of the building at all. If it was bright and cheery colors it might be OK.
5	Accessible, but it looks like a hotel.
5	Ok, but where would it go?
4	Maybe if it were adobe gold. Don't think the quasi-Spanish architecture really works for Milwaukie.
4	A little over-bearing. Too many stories. Outdated building.
4	Aesthetically, not terribly appealing. Balconies are also not very functional; "eyes on the street" seems an afterthought.
4	Ok
4	Right idea, wrong design. Quite ugly.
2	Pretty bad
2	I like that there are more trees in front of this building, but the color is unappealing and the building's a bit too tall.
2	Again, on the outskirts of the downtown area, maybe. But not within the DT area itself.
2	Very California.
2	While the size of the building is OK, the style is not. It feels fake and dated, even though it is probably not more than 15 years old. Downtown Milwaukie should look for architecture that is more timeless and open feeling (larger windows on street side facades, for example).
2	Looks cheap
2	Big pink elephant

Image #
19



Mean Score
4.71

Score	Comments
10	Maybe at the south of town overlooking the river
9	I like it-but not the giant thing behind it.
8	I like how this building's upper stories are tiered back from the street.
8	Attractive multiuse development would be wonderful if it could be supported. Yet the scale is attractive with setbacks and changing design, I fear it might be a little too big for our Downtown.
7	Looks kinda big though
5	Uses are swell. scale is just too big for this market, both now and in the future.
4	This is way too tall! A bit too trendy looking but it would look a lot better if you removed the top 4 stories.
4	Too big.
4	This is probably a bit too big for downtown Milwaukie, unless located on the periphery somewhere. The ground floor corner cladding does not look appropriate and it does not look like there is an entrance at the corner either. However, the upper floor setbacks are nice, as is the second and third floor patio areas, as well as the mixture of uses.
4	Unappealing
3	looks like apartments on the Spanish Costa del Sol - cheap, thrown up with no idea except to increase rental capacity
3	Too big – don't like
3	Again, no. Apartments over business not a good idea in my opinion. However, the building to the forefront absent of anything above two stories, is attractive and could be visualized as a nice eating/entertainment establishment fitting quite well into the other architectures I've noted as liking.
3	Just ugly
2	No
2	No
2	NOT on my block
1	No flipping way....
1	Accessible, but too tall and too big.
1	way too big for little downtown Milwaukie
1	Too many levels, too tall
1	No, no 1000 times no! So wrong for this city.
No score	This image did not show up on my screen.... no comment.

Image #
8

Mean Score
4.61

Score	Comments
9	The building's pretty plain looking, but I like the look of the stores on the first level with the concave front windows.
8	Not too bad.....if exists today
7	It's not unlike some that we already have
7	Accessible ground floor, like the architectural detail around windows and on roof, need softening with herbage.
7	This building looks like it is historic. The storefronts are nice and give a period appeal, but the upper floor - especially the windows could be done better. Could even go taller, if built as new in this style.
6	This reminds me of Cha Cha Cha in downtown Milwaukie. I like the outdoor seating.
6	I like this OK, but not as much as the some others.
6	Could be a good retrofit to some of the existing concrete bunkers we have downtown.
6	Kind of boring, but serves a purpose
6	Nice. Would fit.
6	This reminds me of buildings that are already in downtown that feel underutilized. With more action at the street level and residential units above, this would be perfect.
4	The arched windows could be used to make the facade more interesting, and it actually reflects the 1920s Milwaukie, but quite bland and unattractive storefront
4	The basic structure is there just a plain and uninteresting building with not much character or feeling for downtown.
4	Kind of blaugh
3	Too stark... no interest or character. Like outdoor seating. Building could easily be updated. I do like the architecture of the building. Needs awnings and new facade.
3	While again, the outdoor seating is desirable, the overall architecture is not nearly as inviting as the previous photo.
3	Maybe with more interesting paint job.
2	Wrong way to go if we're looking to make Milwaukie a hip or cool area. Facade is not good.
1	Too old.
1	no
1	This is quite ugly.
No score	Boring as is, but great potential in the right setting

Image #
18

Mean Score
4.53

Score	Comments
6	This is just OK - not my favorite look.
6	Use of public sidewalk space leaves something to be desired.
6	A little too modern and hip, feels a little southwestern and desert-y. Floor plan and scale are nice.
5	this is not very attractive
4	too modern for Milwaukie
4	Accessible, but YUK, again. Too modern, too many hard lines. Parking?
4	The overall size is OK, but not sure that having an upper floor extend out over the ground floor setback is a good thing. Would rather see it flush. Also, the odd window placement on the upper floors will soon make this building feel tired and outdated.
4	Too structured
4	too edgy
3	More concrete without charm
3	Too tall, too modern
3	BORING
2	Too contemporary and angular. Looks cold, unwelcoming. Prefer brick or mix of stucco/brick. Too many stories.
2	This is way too modern-looking for my taste.
2	No
1	Too contemporary
1	No. While offering a unique design, it just isn't visually appealing.
1	This will be dated soon.
1	quite ugly to my eyes

Image #
20

Mean Score
4.53**Score****Comments**

-
- | | |
|----|---|
| 10 | Although simplistic, the unique slant of the roof and placement and design of the windows draws the eye and would add beneficially to the architectural landscape. |
| 9 | This is a nice modern, yet not too modern/trendy building. I like that it's unique-looking and I like the red-framed doors. Plus, it's awesome that's its only 2 stories and doesn't overpower the surrounding buildings. |
| 8 | Good |
| 7 | Pretty nice. |
| 6 | This is a fun structure type that could squeeze in between existing buildings. |
| 6 | This is sort of a bland structure and small scale, leading to a better placement on a shopping street not a Downtown. |
| 5 | Impartial to this. I would rather have this than the last one. |
| 5 | Doesn't look very inviting |
| 4 | Not really |
| 3 | Boxy and ugly. |
| 3 | No - too plain |
| 3 | Accessible, but it sticks out compared to the building next to it. Parking? |
| 2 | Not enough of a building to help activate downtown. Should be somewhat larger and have more housing units. Large windows on the main floor are nice, but the upper floor windows are not. The angled roof is kitschy and should be avoided. |
| 2 | BORING |
| 1 | Outdated. Do not like roof. Overall don't like at all. |
| 1 | doesn't fit with the current style |
| 1 | ugly |
-

Image #
23

Mean Score
4.52

Score	Comments
8	I like the materials used and how it looks like multiple buildings with the mix of white and wood.
7	Not terrible, a little too modern and hip for our downtown. But the basic layout and scale is nice.
6	This is OK - but I liked other building styles better.
6	Large windows on the first floor, like the ones we currently have in downtown Milwaukie, have been difficult to adapt to multiple uses. They seem primarily geared to restaurants - and sun glare means that restaurants have to get window shades.
6	If it's affordable...
6	OK but feels a bit big, not too tall, just too massive
5	While the height is good, the building looks to be too long for downtown. The large ground floor windows are nice. Overall this might be much more acceptable if the portion to the far right was not included.
5	Possible
3	Ugly. Lacks architectural features that would redeem it. Does have retail/housing mixture - could use setback from street maybe with landscaping between sidewalk and bldg.
3	If we are going to build Milwaukie up into a bigger city, I would rather have buildings with personality. But, I like Milwaukie small.
3	Not really
3	No, but the building at the left with the bell tower would be interesting
3	Looks like it would fit in it already has a standard Milwaukie "For Lease" sign in it.
2	Too tall and boxy
1	Too tall and too commercial looking, but I like the trees around the building.
1	Looks like any other big city. No.
1	Accessible, but ugh! Too big and too tall.
1	no
1	very ugly
No score	Buildings are too old but could be upgraded. A bit too tall and needs different roof.

Image #
27

**Mean
Score**
4.45

Score	Comments
10	The windows offer enough uniqueness to this structure to make it acceptable. While not an overly attractive building, function is more the emphasis on this one. Something like this would be geared toward an exercise facility or convention center type use in my mind. That would definitely increase the foot traffic throughout the DT area. This type building should, in my opinion, be a definite incorporation into the plan.
7	This is pretty modern/trendy looking, but I like the wall of windows and I like that it's not too tall.
7	ODDLY APPEALING
6	Maybe as a YMCA!
5	This is OK for office space if that's the intended purpose. Don't love it or hate it.
5	Interesting for an office building, but would not fit well in the heart of downtown. The windows give it a nice and open feel, but the staircase is awkward and the setbacks would need to be adjusted.
5	Depending on uses and location
5	Nice for a grocery store
5	What is this, a 24 hour fitness? With a pool? Then maybe I would be interested. Otherwise, it is weird and not so attractive.
4	This building looks too modern and like a standalone building not working in a downtown feel.
4	Not really
4	Accessible, but ugly. Why does so much of this stuff look so ugly??? This building lacks charm. Downtown needs to be charming.
3	This building doesn't look like mixed-use. Also, needs to be more intense, more stories
3	Seems like a waste of space. If you are going to build big, make the space all usable.
1	How would someone in a wheelchair get in? Or for that matter, an older person with bad knees? This is just soulless.
1	I really dislike this "industrial" contemporary look. Too cold. Unwelcoming. Dislike the roof line, color, concrete brick, and exposed stairs.
1	sorry no
1	very unappealing structure
No score	Maybe

Image #
22

Mean Score
4.30

Score	Comments
8	Different exterior treatment of the first floor would give it a 10
8	A more attractive modern version that allows a complementing nod to historic buildings as neighbors, hopefully that could be ground floor retail.
8	Red brick, good!
7	I like the upper part of this building. The storefront part needs more windows.
6	Not bad, but first floor level is far from optimized.
6	The building has a nice scale and is interesting with the open stairwell and balconies. Having a garage door smack in the middle is not attractive and should be avoided in downtown. The main floor could be made a bit more open.
6	OK without the concrete ground floor
5	would prefer interior stairs
4	I like the brick and I like the balconies although those could be larger. Not much charm to it; quite boxy and sterile and does not look like it would be accessible.
4	Like the brick but way too tall. Do not like the exposed stairs. Just too boxy and overpowering. Ground floor is not welcoming.
4	Not overly fond of the bottom cement walls. Looks cheap.
4	Very institutional looking.
3	Not on Main Street...there is too much "dead" space on the pedestrian level facade.
3	hmmm...the entrance to this building is a nightmare
2	Too tall and massive
2	no commerce
2	I like the mix of brick and stone (and the tree nearby makes it look friendlier), but again way too tall and not very attractive looking.
2	No
2	Accessible, but too tall. Too boxy.
2	Milwaukie already has one of these structures
1	Again, NO.

Image #
10

Mean Score
4.24

Score	Comments
10	Having one or two of these types of buildings would be great as anchors for retail.
6	Generally OK, but would need to see exterior cladding up close. Scale seems acceptable.
5	I'm not sure how I feel about buildings this tall...
5	Not on Main St.
4	Too modern
4	This likely has somewhere between 60-80 units in it - oversized for the scale of our downtown area.
4	Overall the building is very bland and uninteresting. Too modern and box-like. Lacks a feeling of history and community.
4	Too boxy
4	I don't think the market would support this level of residential. Maybe I'm underestimating light rail related growth, but i just don't see it... apart from scale, its fine.
3	The look is sort of OK, but it's WAY TOO BIG for downtown Milwaukie. And doesn't have much personality.
3	A little too tall. Would dominate.
2	Too many stories... building uninteresting. Boxy and way too large. I like retail on main floor. Not a good fit for Milwaukie.
2	A little tacky for Milwaukie's class.
2	Not really
2	Too much residential
2	Too big in comparison to other downtown buildings
1	another uninspired box; even the colors are ugly; however, I like the idea of a restaurant at ground level and housing above
1	Not at all
1	I really don't think buildings with this many stories would look good in Downtown Milwaukie. It's a bit too commercial looking and not very unique.
1	While apartment living does increase the flow of human traffic in the downtown area, it also can bring many negative factors. I think apartments on the outskirts, within biking or walking distance would be preferable over incorporation amongst businesses.
1	Accessible, but awful.
1	my god they are getting worse
1	too big
1	way too big for little downtown Milwaukie
1	Yikes!!! way too trendy, totally out of place in our area
1	Excess population gain without parking spells trouble. Also, this is hideous.

Image #
25

Mean Score
4.19

Score	Comments
6	A little modern, I can dig it.
6	Interesting design, this could be a nice office building at one end of downtown, but not in the heart of the area. Would need to be sure that it had no setback or parking in front.
5	This is too modern and a standalone structure like a hospital. It adds nothing to a downtown.
5	Looks like a hospital
5	For a company maybe
4	Looks like a medical building. Quite imposing for our narrow streets and mid-20th century look.
4	A hospital?
3	Wrong character
3	Looks a bit imposing and not friendly. Looks like a hospital or an office. I want to be welcomed by the look.
3	Not really
3	Accessible, but it looks like a medical office building. A little too tall and too ugly.
3	Industrial, not appropriate.
2	The pedestrian area isn't activated.
2	Too contemporary and outdated. Looks like an old hospital...
2	Hospital in downtown??
1	This is super drab, ugly and boring.
1	No, not in the DT area.
1	ugly hospital
1	way too big

Image #
12

Mean Score
4.08

Score	Comments
8	Yes
8	The 2nd story of this building is honestly a bit ugly, but I like the large windows of the first floor and that the building is only 2 stories. The street and building need more trees, though!
7	Would make a good industrial retail storefront.
7	It's okay if an old building could be renovated.
7	apart from the tiny windows, i like it
6	I like the garage doors but this building type wouldn't work well on Main Street. Maybe 21st. Would need to be multiple stories
6	Accessible, but with those small windows, it looks too industrial.
6	Could fit.
5	Interesting but it looks like a car repair shop?
4	Not enough character.
3	This building is not as interesting as many others.
3	This is great for an old warehouse district but not a historic Downtown like ours.
3	Not really
3	This is too Portland
2	Did someone clean out a chicken coop and put windows in the wall? This is so ugly!
2	Not so much. Too generic looking. Does nothing to add to the unique atmosphere of downtown.
2	Too marine. Not pretty.
2	No housing and the exterior materials look cheap. The only redeeming features are the large windows that look like they may open up like a garage door. That would be a nice way to make downtown retails spaces come alive on spring and summer days - by bringing the inside out and vice-versa.
1	Looks industrial. Very unattractive. Too large.
1	no aesthetics at all...too big for little Milwaukie
1	NO

Image #**26**

Mean Score**3.99**

Score**Comments**

- 9 This is an awesome, traditional looking building. It would fit perfectly in Downtown, although I'm not sure what its function would be (residential? community?).
 - 7 Accessible, but the ramp is poorly done. I like the historic look.
 - 7 straightforward and very functional, but a specific style that we don't have much of around here
 - 6 I like the federal style but this building would be overwhelming downtown; a much smaller version might be ok. Especially if it sat back from the street and had more landscaping in the front to soften it some.
 - 6 Ah yes, there is the handicap accessibility!
 - 5 This looks like a nice old building but would add nothing in a downtown environment.
 - 4 Hard to tell, would depend on use and what is around it.
 - 4 Perhaps as an old folks home
 - 3 I just don't think we need this style of building unless it has a permanent and financially sound tenant attached to it.
 - 2 Wrong scale and character
 - 2 Too large and imposing. Very "uninteresting". Looks like an old school or boarding house. Not a good look.
 - 2 Maybe other parts of Milwaukie...
 - 2 No
 - 2 Assuming this is a newer building, this looks too faux-historic for Milwaukie - especially since it is a style that you otherwise do not see much of in our area. It is also set back too far from the street for downtown.
 - 1 Set back to far from the street. Do not allow on-site vehicular movements.
 - 1 No! This is a Ramada Inn look and I really hate it.
 - 1 Absolutely not. Too institutionalized to promote the flow of human activity into the area.
 - 1 Assisted living?
 - 1 A home for the aged? Very boxy and not aesthetic.
 - 1 Looks more like Virginia, not right for here.
 - 1 Horrible!
-

Image #**9**

Mean Score**3.85**

Score**Comments**

- 8 This is a bit too modern/trendy looking, but it's cute.
 - 7 This would work best for retail or office use. I do think unique architectural design is important to maintain an inviting atmosphere within a city environment. The variation in roof design as well as the division of window panes adds that extra difference.
 - 7 Interesting, I like the rounded top
 - 5 Accessible Ground Floor, otherwise ugly.
 - 5 Use is swell. Aesthetics are silly.
 - 4 Just ok
 - 4 Too modern for our downtown main street.
 - 4 Not personally appealing.
 - 3 this is a little modern for downtown Milwaukie
 - 3 Too modern and hip for the historic feeling of Downtown.
 - 3 Could do better.
 - 3 Looks like wasted upper floor space. The ground floor storefront is OK. Not sure the roof-line would contribute in a cohesive way to downtown character.
 - 3 A little too much Portland-like. Milwaukie should have its own identity.
 - 2 Looks like an airplane hangar; just doesn't fit in downtown. Might work at 42nd/King Rd though
 - 2 Dislike this look. Overbearing... looks more like a "chain" type store.
 - 2 No
 - 1 No! This looks like corporate America building. NO personality and not appealing at all. Belongs in a strip mall.
 - 1 no
 - 1 another unpleasant looking structure
 - 1 Not at all in the architectural style of Milwaukie.
-

Image #**15**

Mean Score**3.73**

Score	Comments
10	Nice brick work
10	LOVE RED BRICK.
9	this is what the city should be looking to support, assuming the residential units on the upper floors can be made relatively affordable
8	Other than the blandness of the retail space, this building has the historic old town feel with new and fresh opportunities for ground floor retail and the scale is comfortable giving more prominence to a downtown without feeling too big.
7	Nice scale of a building. The upper floor balcony helps keep the building from feeling too flat, but it could use a little more of that detailing. Nice windows that looks timeless.
7	Good design for business interspersed among retail/restaurant.
6	I like the brick. Would be nice if it had more dimension.
5	Kind of boring, but would make good office work space, and affordable housing apartments?
5	Accessible, but industrial looking again. Needs plants, needs to be broken up somehow. Parking?
5	OK if it were an older building, but not for new construction
4	Boring
3	Too institutional looking.
2	No - looks like an office building in downtown Cleveland in the 60s. I know - I grew up there.
2	Not really
2	Looks like a prison
1	Looks like there is a chip manufacturing plant inside. Really boring and imposing and no charm.
1	Too boxy
1	Too large, too boxy, too "business park" looking, uninteresting.
1	This is very boring and too industrial looking.
1	For NY City, yes. For DT Milwaukie, no.
1	We are talking about Milwaukie...right?
1	Let's not go back to 1940!

Image #
24

Mean Score
3.33

Score	Comments
10	While presenting the appearance of a strip mall, if associated businesses were incorporated into this type architecture, it would add appeal. Maybe a game arcade or other such family/teen type business, next to a pizza joint next to an ice cream or frozen yogurt establishment. That I could see.
6	At least these have some personality.
6	It's ok
5	This is another building that's kind of a nice mix of modern and traditional, especially with the brick. But I do not love the large parking lot in front of it. As long as the businesses that reside in this building are local/independent (and not chains), and if there's not a giant parking lot in front of it, this would be awesome in Downtown or the neighborhood main streets.
5	Maybe without the fur-fur trimming
4	The scale is all wrong, much too small for downtown; the parking lot arrangement looks like a suburban strip mall not a historic downtown.
3	Looks like something you'd plunk down in a strip mall in Albuquerque NM. Just not Milwaukee style.
3	Air space above should be used.
3	Accessible, but looks like a strip mall desert building.
2	NO - please a corporate America strip mall looks. This is a Taco Bell look.
2	It screams strip mall
2	A little tacky.
2	Reminds me of the new Walgreens complex...not what I want in Milwaukee
2	Not aesthetic, looks like part of a large mall. NOT needed in downtown Milwaukee.
1	Needs to be mixed used.
1	Looks too much like a strip mall style. Horrible roof lines. Don't like at all.
1	looks like a strip mall
1	Not desirable for downtown anywhere. No mixed use and feels like a strip mall, with parking in front rather than the zero setback that it should have. Fake historic details (cornice) are kitschy.
1	fancy strip mall
1	Please avoid outdoor strip-mall feel.
1	Please.....
1	Strip mall downtown? Not unless you want to discourage me from ever going there.
No score	Ok...not great

Image #
31

Mean Score
3.31

Score	Comments
10	The city should build a giant parking structure like this where the pawn shop was. A pedestrian exit could come out on Main Street and be close to light rail
6	This is pretty chunky and concrete - not much style, but entirely endorse parking garage for downtown.
5	Is this all parking? I guess I like it better than the other one. At least resembles something different at first glance.
5	See previous comment on parking, but this structure is better than the other one, although some greenwalls would make it even better.
5	Again, ugly design, but parking needed.....prefer 2 stories.
4	If this is a parking garage, it's OK I guess. I hope we do not build a parking garage in downtown Milwaukie.
4	Non-accessible main entry. I think it's a garage, which is desirable, but it's an ugly garage.
4	No
4	Ugly but parking is a real issue. The farmers market shows that when the market site parking is full it is tough for people to find parking and that is on a Sunday when folks are using the City Hall lot and bank parking lots.
3	Bad scale and design
3	Uninspiring waste of space.
2	Sterile.
2	No
1	I cannot imagine where this would fit in downtown Milwaukie. Needs active street front uses to accompany the parking.
1	Outdated and very unattractive.
1	This is super unattractive, unappealing and doesn't belong in Downtown.
1	No character at all to this structure. No. I'm assuming it is a parking garage and anything over two stories above ground would be intrusive to the surrounding structures.
1	Cold and barren. This is not inviting in any way and would do nothing to activate downtown in a positive way. Maybe the size is OK, but you'd need some other activity in the structure to make it acceptable.
1	No! Where's the quaint? Where's the livability? Is this a joke? We are trying to get away from car culture and create community that has everything in walking distance.
1	WE DON'T NEED A PARKING GARAGE! Let's get walking!
1	No, who chose these pictures.....
1	Yuck!

Image #**28**

Mean Score**3.19**

Score	Comments
6	Nice for businesses, not sure I would want to live there.
5	The scale is right but the building offers nothing to the view on the street. It offers no inviting retail space.
5	New city hall????
3	Only if we want a large branch of the federal govt to move in.
3	Looks like something off a big commercial road in the Midwest, not something that would fit in downtown.
2	Too tall and facade is too flat and uninteresting. Looks like a typical government building. I like the brick, but otherwise....no.
2	Too pretentious for downtown Milwaukie. I would like us to kind of stay Milwaukie and not turn into Oklahoma City or something else.
2	I really like the stairs leading up to this building, but the building itself is not very pleasant looking and it's too massive/tall.
2	Too Sterile
2	Accessible ground floor, after a fashion, but too tall. This building looks like a library, and is not charming.
2	NO
1	Not activated at the pedestrian level.
1	Not at all
1	Way too much for DT Milwaukie!
1	No
1	This building is not appropriate for a downtown environment. It feels too heavy and suburban. The entry is not at street level so it is not very pedestrian friendly. The height is good, but the mass is not.
1	This is hideous
1	A hospital? WAY too big for downtown Milwaukie

Image #
21

Mean Score
3.11

Score	Comments
5	A little on the large scale, it is a nice design for housing, hotel but the ground floor retail is terribly hidden and lost, and maybe just a parking garage.
4	I do not like the pedestrian level facade.
4	This building is overall too big in length and in height. It does have what appears to be parking underground or behind, which might be nice. The balconies give the building a decent texture. The brick main floor seems a bit heavy and not as inviting as it could be.
3	No.
3	Little bland.
3	No
2	Too big!
2	I do not think we need things this high in Milwaukie, but it would help with parking I guess.
2	No
2	Ugly and too big. Looks institutional
2	Another prison look
1	looks like a prison
1	Nfw
1	No no no. Too tall, too large. Very imposing. Not a good fit for Milwaukie.
1	Very ugly looking and way too tall!
1	Absolutely NOT.
1	Accessible, but this looks like a cousin of North Main. Ugly. Looks a little like a prison.
1	This is so far off the mark.....
1	WAY TOO LARGE, WAY TOO BOXY, WAY TOO DEHUMANIZING
1	too tall, ugly
No score	too big

Image #**6**

Mean Score**2.00**

Score	Comments
10	Adds class to the downtown area while at the same time announcing that it is a business of some type. One non-obtrusive sign and its identity are recognized.
7	Looks like our public safety building
6	For retail or commercial or service, would fit.
5	Accessible, but ugly
3	Not too crazy about it
2	No!
2	Let's stay away from the big box look and businesses
2	Looks like something you would find in a strip mall.
1	Large parking lot in downtown is not desirable. Also, I don't like 1 story. We do need a pharmacy downtown, the....but maybe a pharmica?
1	Not at all
1	Please.... none of these!!
1	NO! This looks like a strip Mall on Oak St.
1	No more Walgreens!
1	Chain retail stores with large parking lots is NOT what we need in our Downtown.
1	We need less empty parking lots, not more.
1	Yuck
1	A definite lack of character for Downtown. A suburban wasteland.
1	We've got 2 f*cking Walgreens already.
1	The fake corner store look is not conducive to community building - especially with a large surface parking lot in front, creating a way too deep setback.
1	oh hell no
1	Please NO!
1	We definitely don't need an ugly huge store plus acres of concrete for cars!
1	Please just don't. Not a Walgreens. Too many of these popping up in the area, plus there's one just off 224.
1	Are you serious? A Rite Aid as the focal point of our downtown.????
1	No. Too large and not a good fit for the community. Also, a store like this might tend to attract a large corporate entity which would take customers from smaller businesses.
