



# Moving Forward Milwaukie

## Site Tour

### Monday, June 2, 2014

#### **Introduction**

Thank you for joining us for the Moving Forward Milwaukie Site Tour! We will be visiting communities that are at various phases of revitalization and talking to staff about how they have achieved revitalization. These tools (and others) could be models for development in downtown Milwaukie.

Generally, there are 3 phases of commercial revitalization:

1. *Adaptive reuse*: redevelopment and/or renovation of existing buildings – Milwaukie has seen increased adaptive reuse activity in the past couple of years.
2. *Catalytic development*: public/private partnerships resulting in new development that spurs other development
3. *Market-supported development*: once the market can support new development, the private sector will continue the revitalization.

#### **The Tour**

We will be visiting three communities on our tour today:

1. Downtown Oregon City – Phase 1
  - Adaptive reuse
  - Streetscape and infrastructure improvements
2. Downtown Lake Oswego – Phase 2
  - Catalytic development – public infrastructure improvements and Lake View Village, a public/private partnership
  - Streetscape and infrastructure improvements
  - Case Study: Millennium Plaza, 200 1<sup>st</sup> St, Lake Oswego
3. Mississippi District, Portland – Phase 3
  - Market-supported development
  - Case Study: Mississippi Marketplace, N Mississippi Ave and N Skidmore St
  - Case Study: Laughing Planet Plaza, N Mississippi Ave between Beech and Failing
  - Case Study: Tupelo Alley

## **Things to Consider**

It might be helpful to keep these questions in mind as you walk through each community.

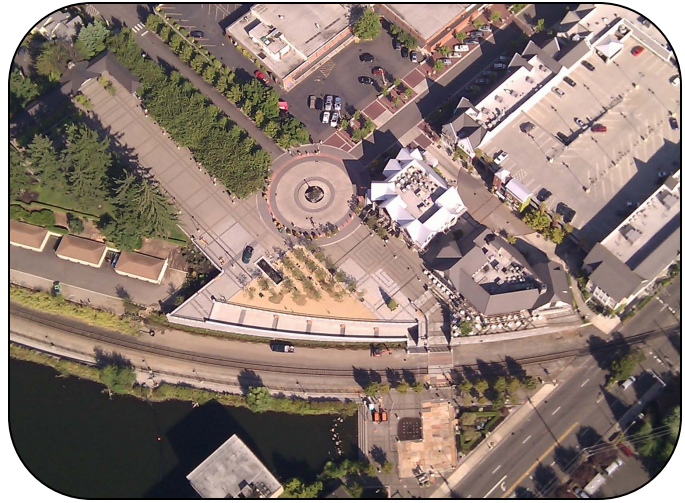
- What characteristics are unique about each place?
- What characteristics make them successful?
- How do public improvements contribute to the experience of the place?
- What are the critical elements? Which are nice but not critical?
- How could the elements of this place translate to downtown Milwaukie?

**Notes:**

# 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 curbsless street; and the park/overlook and plaza to the southeast of the plaza across the tracks. This project was developed as a public/private partnership with the use of urban renewal funds.



# 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. This adaptive reuse project was a public/private partnership between the developer and various agencies. David Hassin of Terrafirma has offered to meet us on site to describe the project to us.





Tupelo Alley is a three-building mixed-use development that recalls the warehouse, commercial and semi-industrial past of N. Mississippi Avenue. It consists of ground-floor retail and 188 apartments (studio, one- and two-bedroom), with public spaces and courtyards to activate the street. The buildings are scaled to fit into the surrounding residential neighborhood, while providing a contemporary model for high density “smart growth” and transit-oriented development in North Portland.

The main building is articulated as an L-shaped four-story building that is consistent with the scale of development along N. Mississippi. The fifth and sixth stories are treated as penthouse elements and are set back from the building line along Albina and Mississippi to reduce their visual impact. The three-story buildings along Albina are lower in scale and more residential in character to be respectful of the large single-family residences to the east. A basement parking structure provides 160 parking spaces for residents.

Additionally, Tupelo Alley provides a new civic plaza along the south edge of the five-story building on N. Mississippi Avenue. This new plaza, adjacent to the retail/commercial space on the ground level, provides opportunities for businesses, cafés and shops to enhance the street life. The combination of retail and plaza space activates the core of the Mississippi District and provides multiplicity of pedestrian opportunities to stop, shop, visit and rest. **Tupelo Alley was awarded LEED Gold certification in July 2010.**



<b>developer</b>	Trammel Crow Residential
<b>location</b>	Portland, OR
<b>completion</b>	2009
<b>size</b>	residential: 144,000 sf retail: 9,500 sf common use: 31,500 sf parking: 54,000 sf <b>total: 239,000 sf</b>
<b>construction cost</b>	\$30,100,000
<b>sustainability</b>	LEED Gold, July 2010