

DATE: November 25, 2013 ECO Project #: 21485

TO: Li Alligood

FROM: **Nick Popenuk**

SUBJECT: MOVING FORWARD MILWAUKIE PROJECT ADVISORY COMMITTEE - SUMMARY OF **OPPORTUNITY SITE DEVELOPMENT CONCEPT "POSTER EXERCISE"**

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

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

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

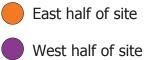
PAC members were allowed to put all three stickers in one box, or in multiple boxes. PAC members were encouraged to discuss their choices with others, and could write in additional site uses on the posters for consideration ("Other"). PAC members were instructed not to worry about how parking could be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

ATTACHMENTS

1. PAC Meeting #3 Poster Exercise Results

Texaco





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

Dark Horse







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

Graham





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

Cash Spot







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

Triangle



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





Murphy

	MAXIMUM F		2	1	F	C	7.
	1	2	3	4	5	6	7+
FLEX SPACE / EMPLOYMENT							
RESIDENTIAL							
CENTER OF EXCELLENCE FOR SENIOR CARE • Senior Housing • Medical Office Space • Small Retail/ Commercial • Parks (Buffer for Railroad)							
MIXED-USE Flex Space (Buffer for Railroad) Residential Residential Above Commercial Parks 							
OTHER 1 Rec + Ent. District (Chelsea Piers, NYC OTHER 2	2)						
OTHER 3							







McFarland

	MAXIMUM F	LOORS					
	1	2	3	4	5	6	7+
FLEX SPACE / EMPLOYMENT							
RESIDENTIAL							
MIXED-USE WITH OFFICE • Office (Buffer for Railroad) • Residential • Residential Above Commercial • Parks							
MIXED-USE WITH FLEX • Flex Space (Buffer for Railroad) • Residential • Residential Above Commercial • Parks							
OTHER 1 Mixed use Res./Com. + Museum (art + hi	story)				•		
OTHER 2 Sports/rec center							
OTHER 3							