



COHO POINT AT KELLOGG CREEK OPEN HOUSE



CITY OF **MILWAUKIE**

BLACK ROCK, LLC

JONES ARCHITECTURE

- PROJECT HISTORY AND GOALS
Leila Aman, City of Milwaukie
- DEVELOPMENT TEAM INTRODUCTIONS
Farid Bolouri, Black Rock, LLC
- SITE CONTEXT AND PRELIMINARY DESIGN PRESENTATION
Sienna Shiga, Jones Architecture
- KEY QUESTIONS
Alan Jones, Jones Architecture
- BREAKOUT SESSION AT BOARDS

- A signature project that leverages the spectacular views of the Willamette River and serves as a gateway to the downtown
- A project that maximizes the city's desire to help revitalize downtown—several complimentary projects in the vicinity include the South Downtown Plaza, the Sunday Farmer's market, a city-owned food cart pod adjacent to the light rail platform, and the Adams Street Connector
- A project with up to four floors of housing or other uses over retail
- A project that considers housing options that meet a variety of incomes (review the current Housing Needs Analysis for income thresholds that the city has by way of unmet needs)
- A project that considers sustainable and equitable transit oriented development (TOD) elements that maximizes the strategic location of the site and access to public transportation and encourages a livable and walkable place
- A project that uses “green” construction (e.g. Net Zero or Passive, solar, green roofs) for future generations to enjoy
- A project that is a good environmental neighbor to Kellogg Creek
- A project that will minimize the impact of construction on the Milwaukie Farmers Market at its 2018 location
- Utility connections should reflect the needs of the users (High speed internet, etc.)

PROJECT GOALS (FROM RFQ)



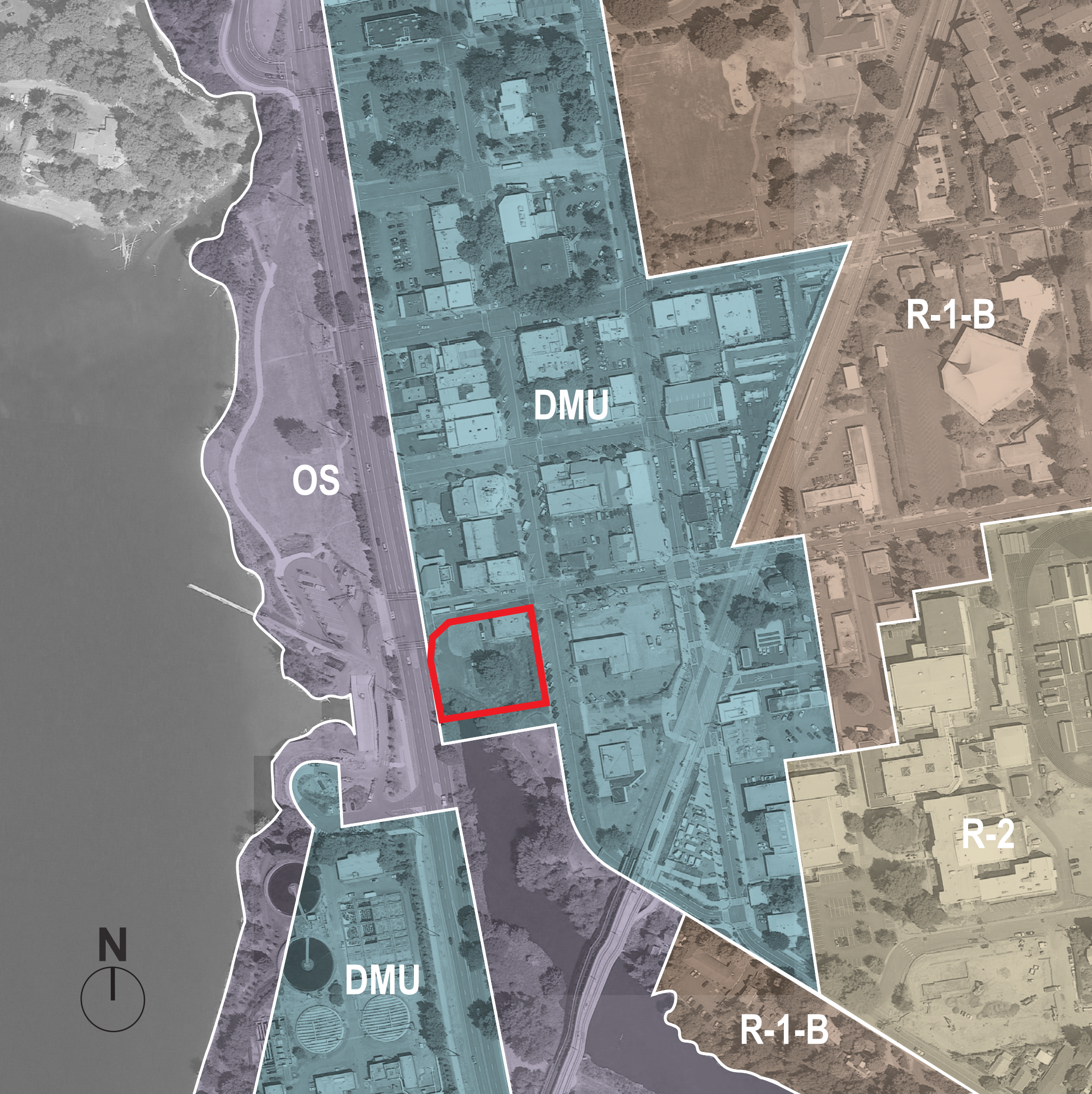
DOWNTOWN

**WILLAMETTE
RIVER**

**KELLOGG
CREEK**



LOCATION



OS

DMU

R-1-B

R-2

R-1-B

DMU



ZONING



KEY

- BIKE PATHS
- PEDESTRIAN PATHS
- MAX - ORANGE LINE
- MAX STATION
- PUBLIC PARKS
- FARMERS MARKET
- CITY HALL

CONTEXT MAP



SW CORNER
VIEW FROM MCLOUGHLIN BLVD



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NW CORNER
VIEW FROM MCLOUGHLIN BLVD



SE Washington St

KEEP
→
RIGHT



NE CORNER
VIEW FROM SE MAIN ST.



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DOGWOOD PARK
NORTH

SE Main St

SE CORNER
VIEW FROM SE MAIN ST.



SE WASHINGTON ST.

SE MCLOUGHLIN BLVD

SE MAIN ST.

KELLOGG
CREEK

DOGWOOD PARK

SITE AERIAL





SE WASHINGTON ST.

SE MCLOUGHLIN BLVD

+ 38'

SE MAIN ST.

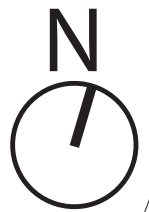
+ 51'

KELLOGG CREEK

DOGWOOD PARK

**EXISTING
SITE CONDITIONS**





SE WASHINGTON ST.

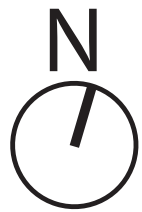
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SE MAIN ST.

KELLOGG CREEK

DOGWOOD PARK

PUBLIC IMPROVEMENTS



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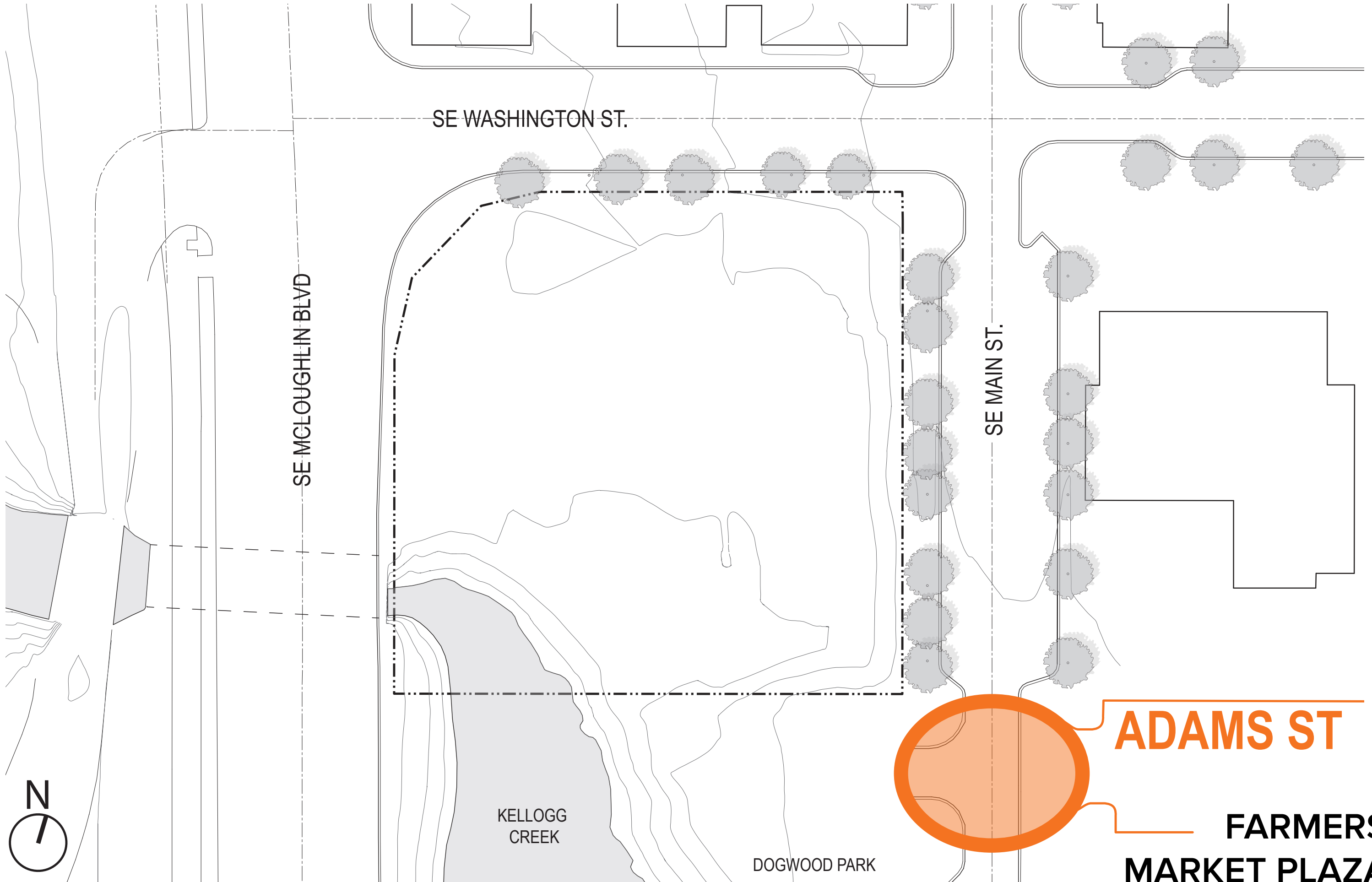
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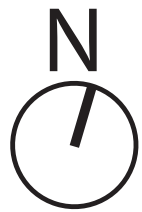
ADAMS ST

**FARMERS
MARKET PLAZA**

KELLOGG
CREEK

DOGWOOD PARK





SE MCLOUGHLIN BLVD

SE WASHINGTON ST.

2'

AREA: 33,500 SF

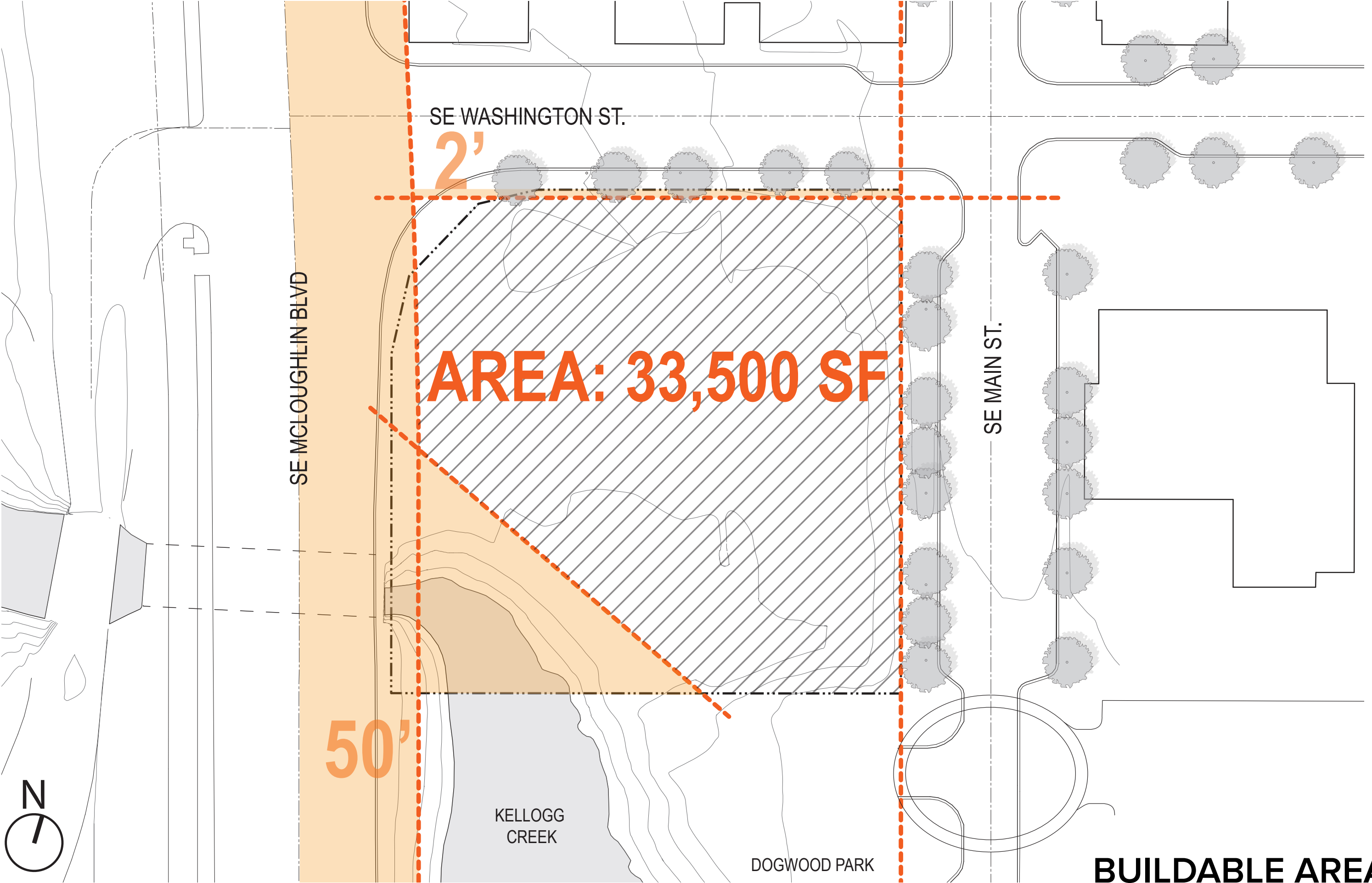
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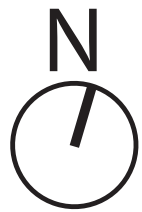
50'

KELLOGG CREEK

DOGWOOD PARK

BUILDABLE AREA





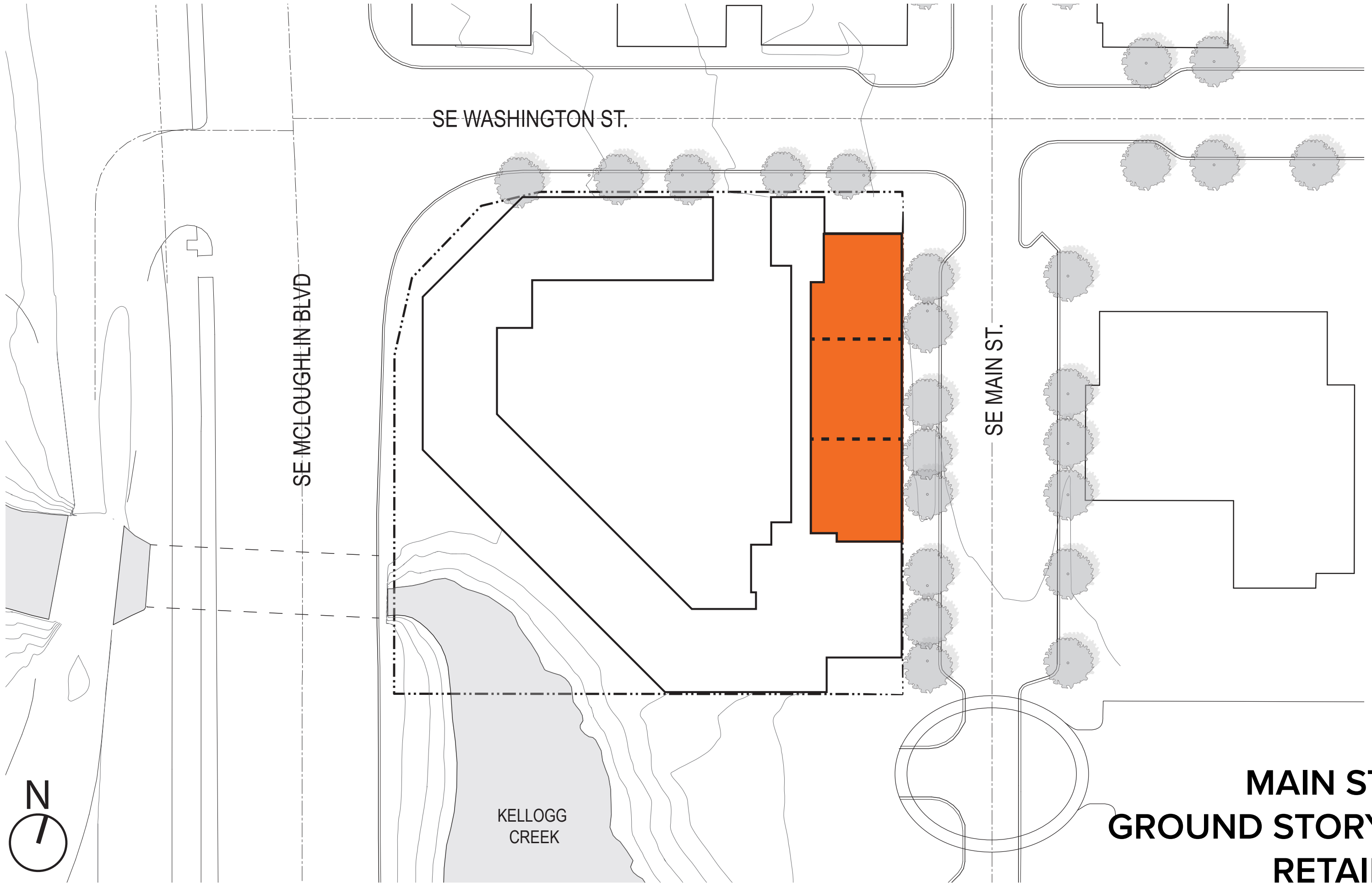
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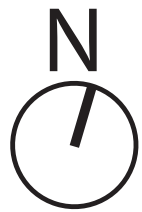
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SE MAIN ST.

KELLOGG CREEK

**MAIN ST
GROUND STORY
RETAIL**





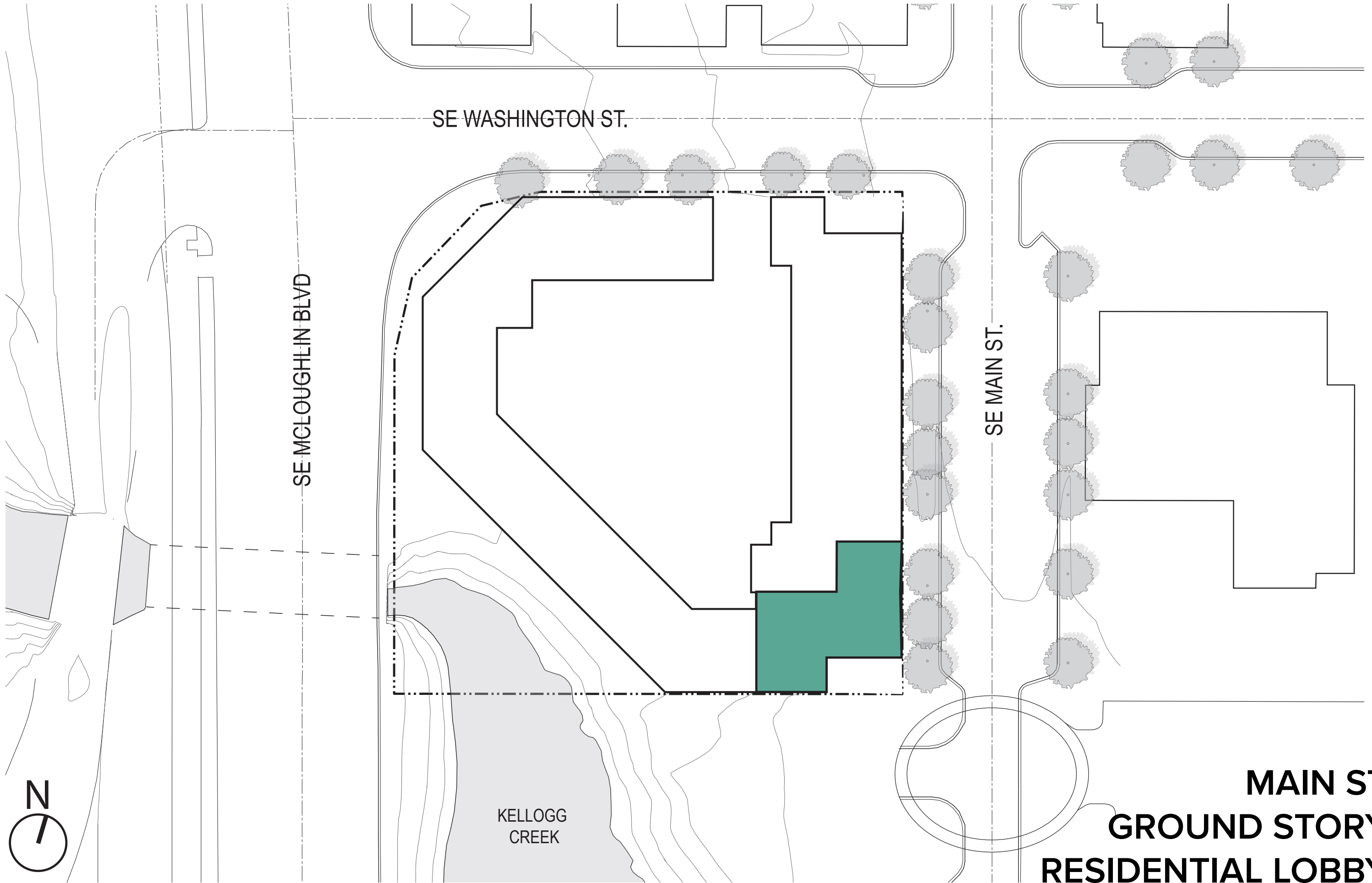
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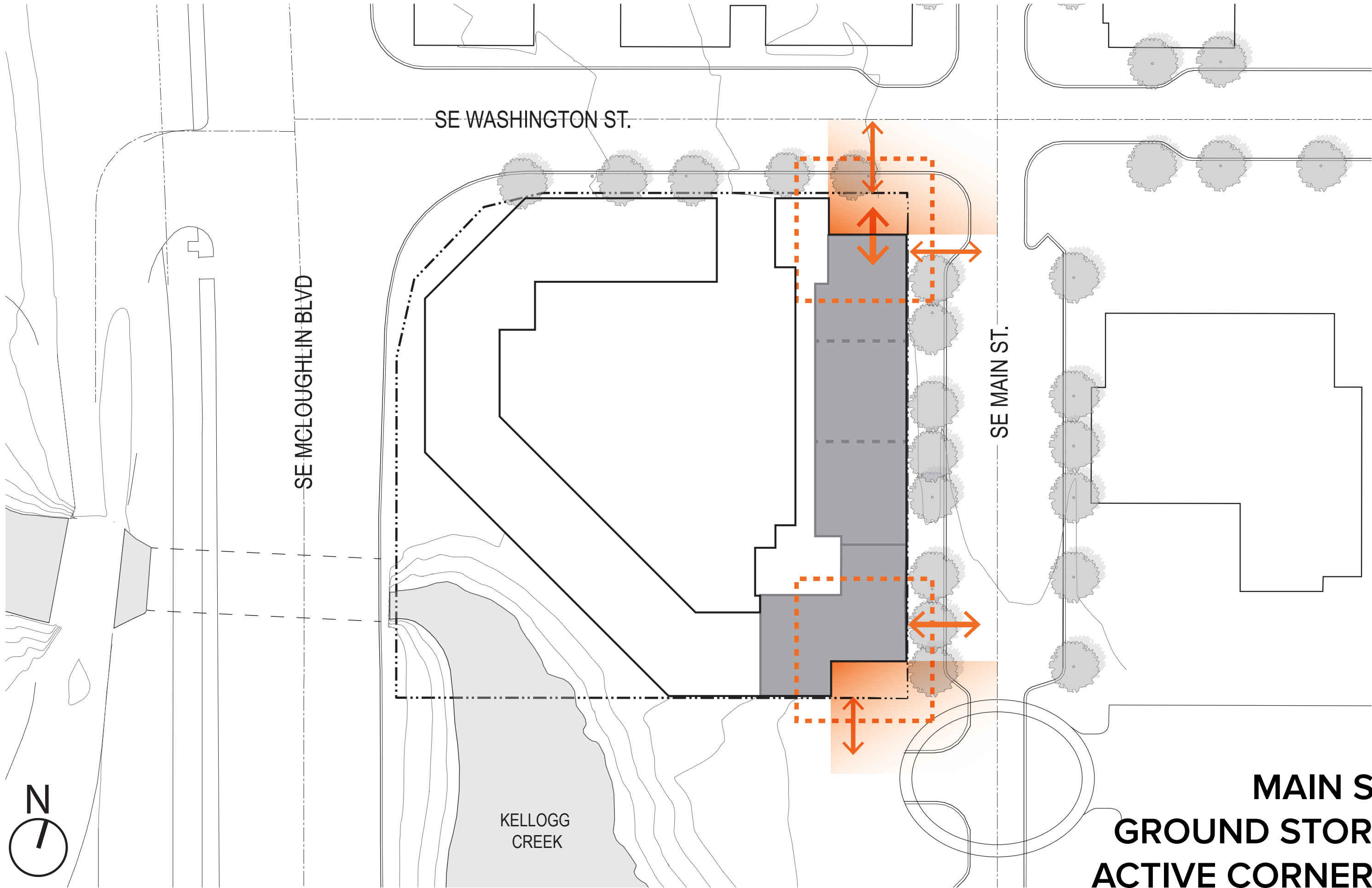
SE WASHINGTON ST.

SE MAIN ST.

KELLOGG CREEK

**MAIN ST
GROUND STORY
RESIDENTIAL LOBBY**



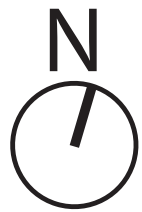


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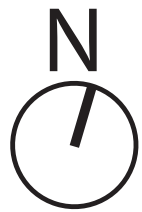
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SE MAIN ST.

KELLOGG CREEK



**MAIN ST
GROUND STORY
ACTIVE CORNERS**



SE MCLOUGHLIN BLVD

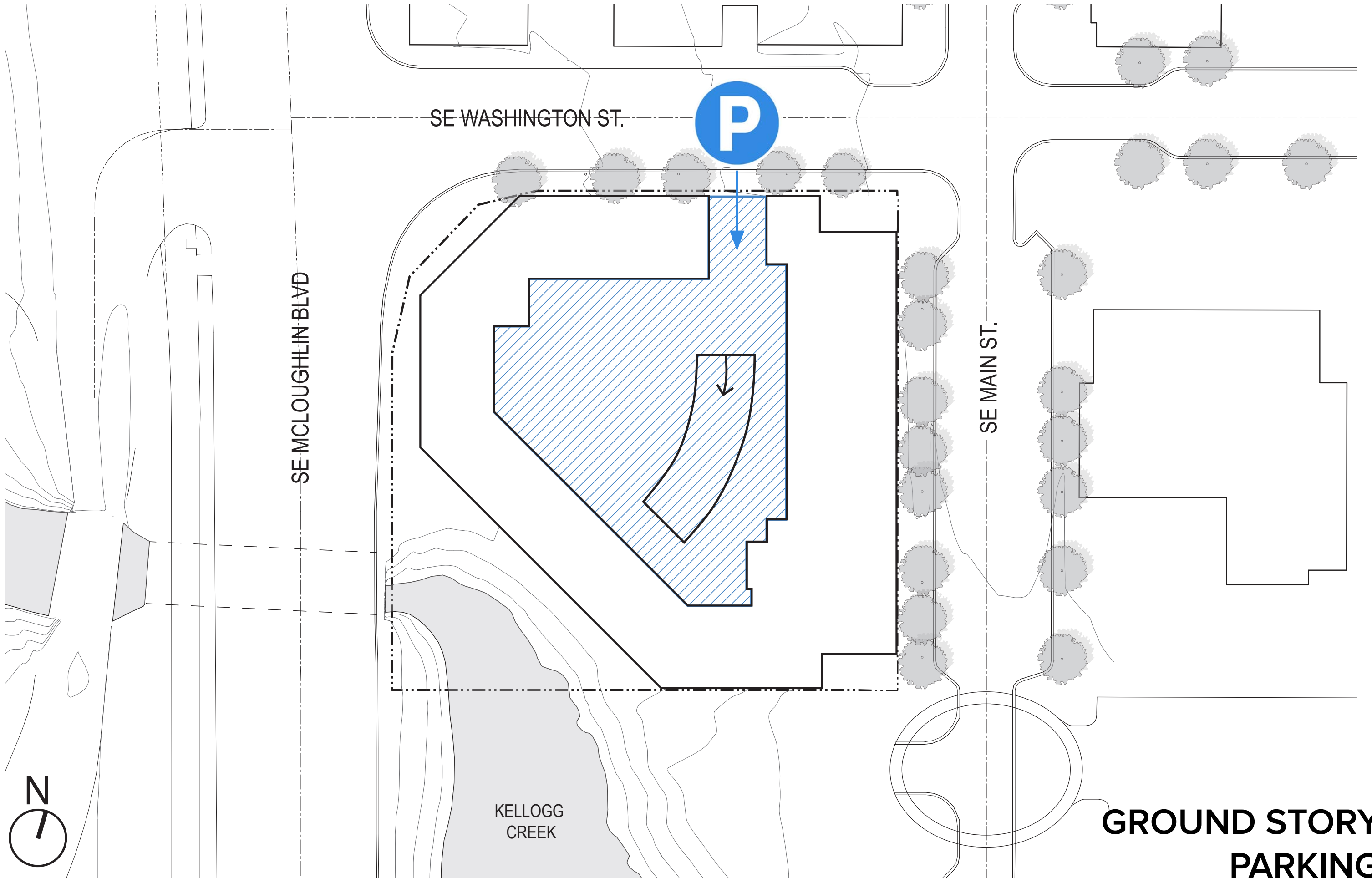
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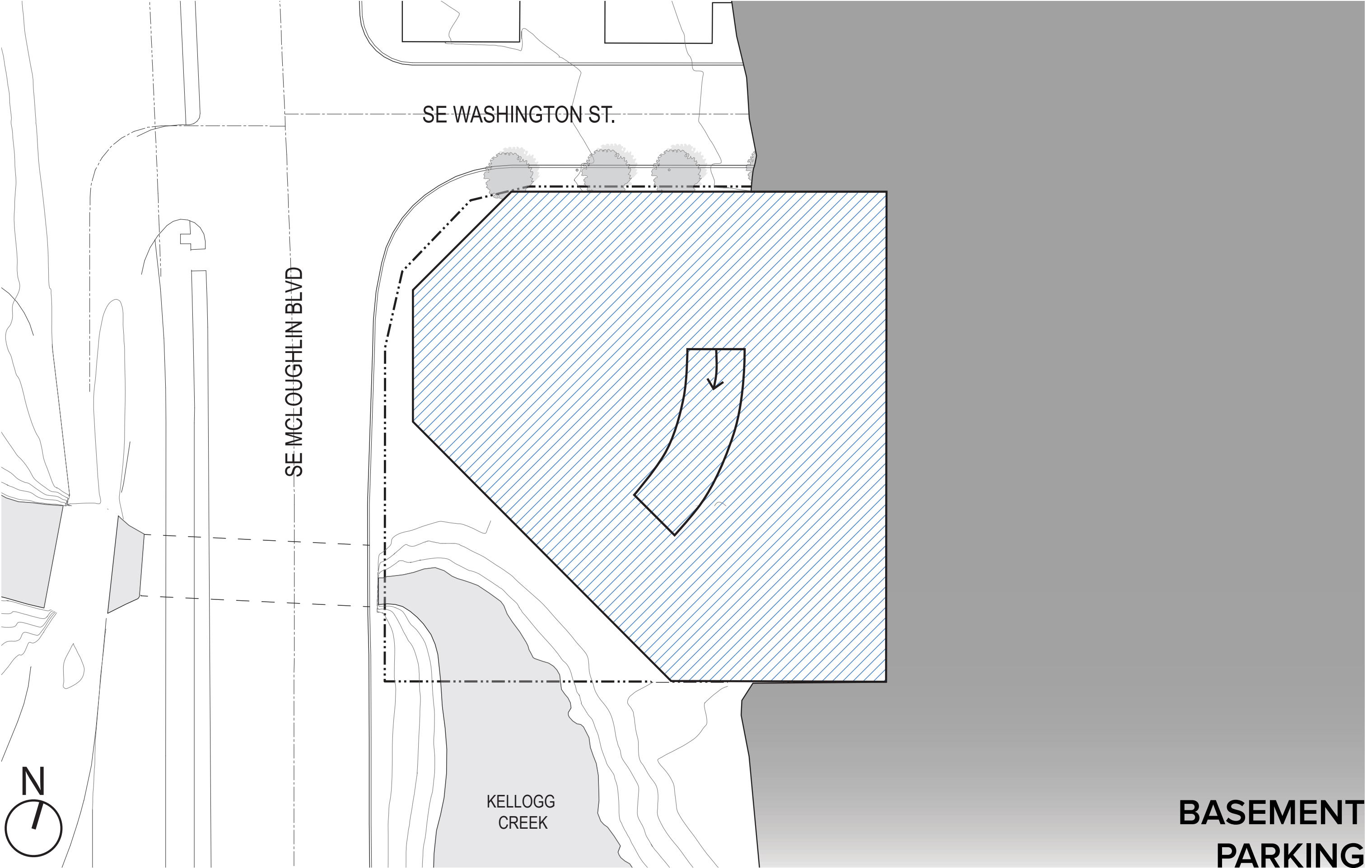
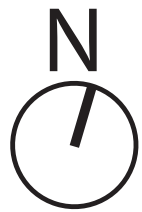


KELLOGG CREEK

SE MAIN ST.

**GROUND STORY
PARKING**



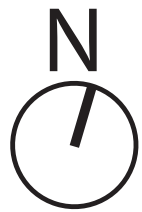


SE WASHINGTON ST.

SE MCLOUGHLIN BLVD

KELLOGG
CREEK

**BASEMENT
PARKING**



+ 38'

SE MCLOUGHLIN BLVD

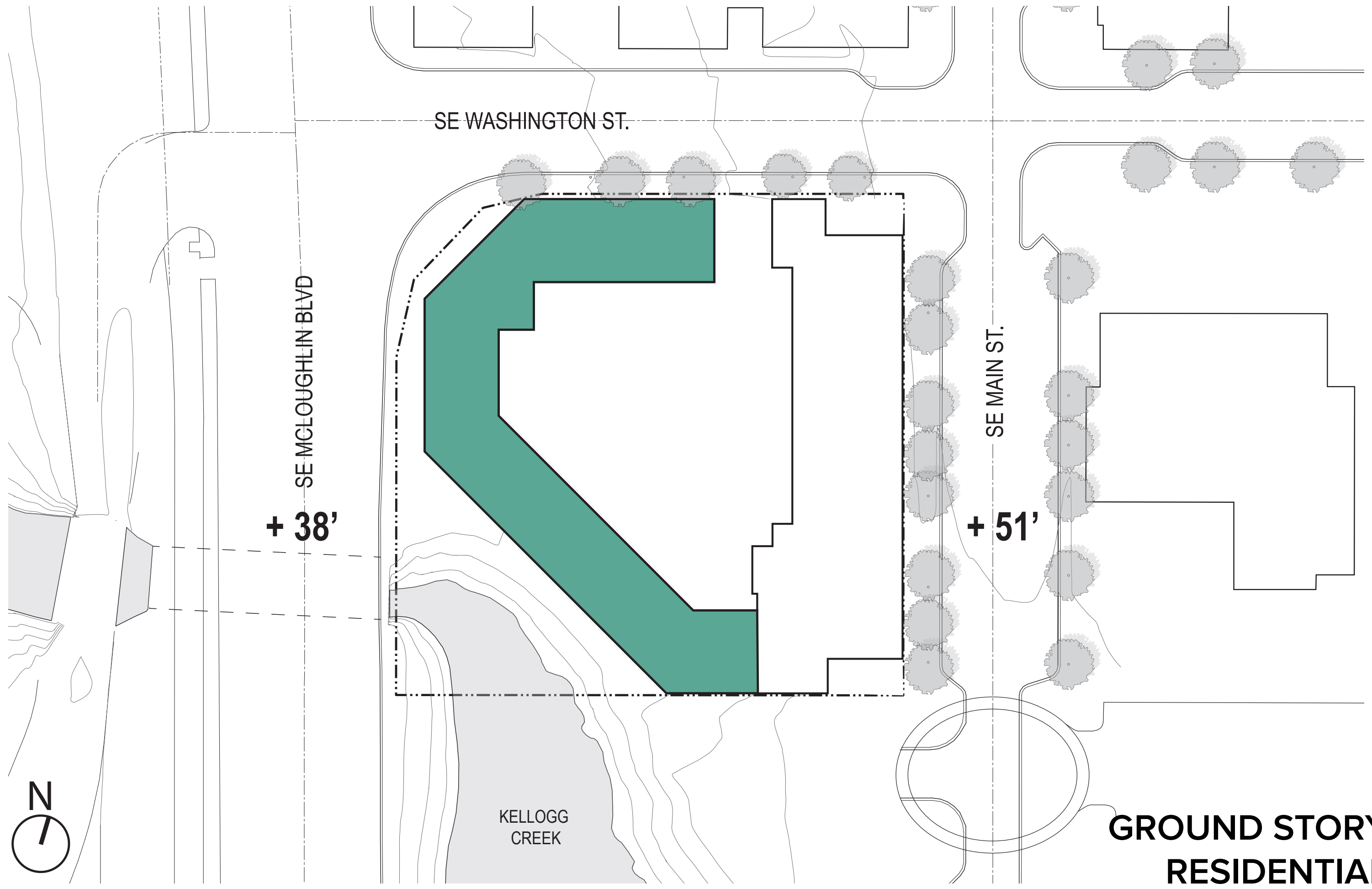
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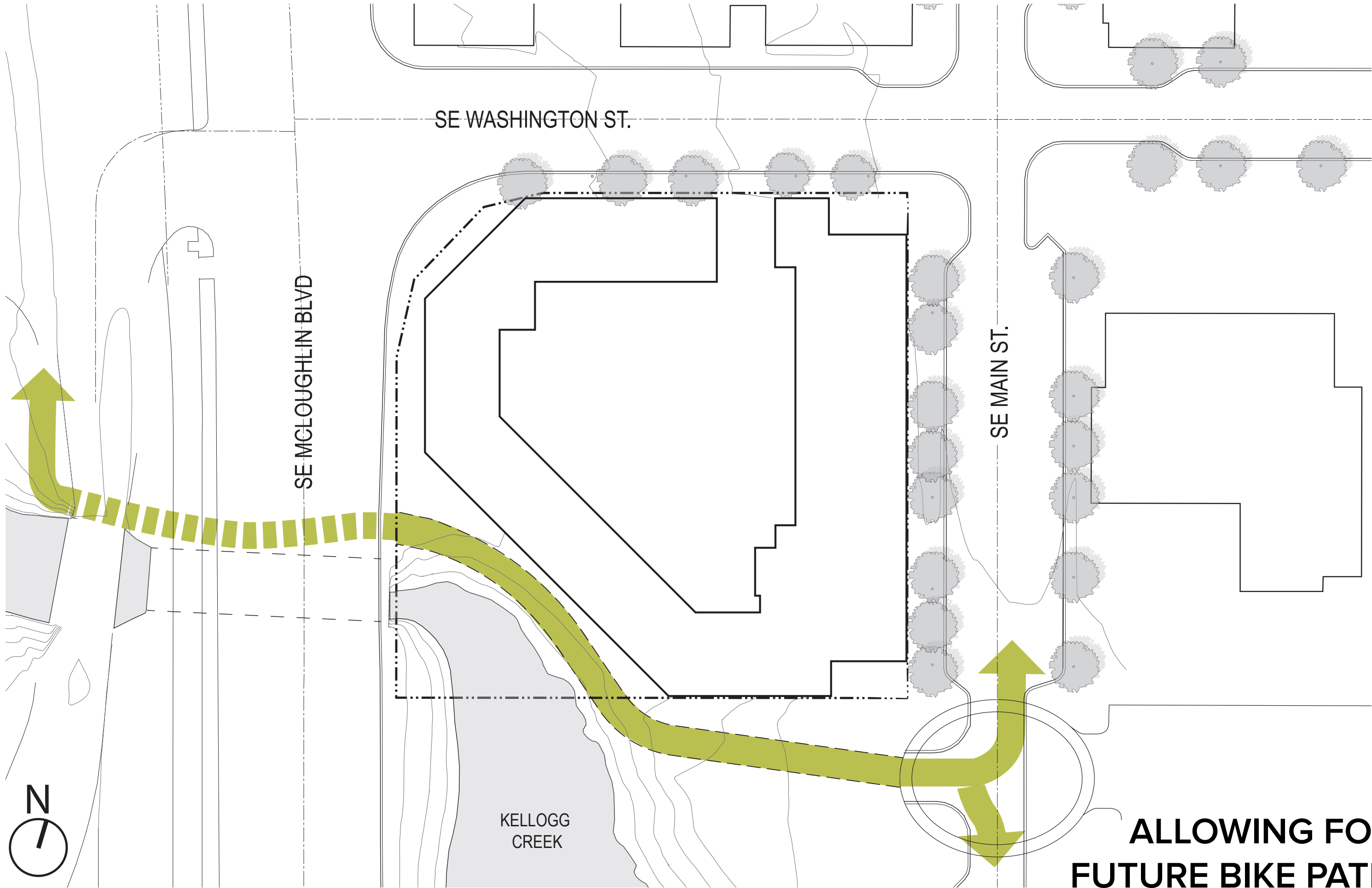
KELLOGG CREEK

+ 51'

SE MAIN ST.

**GROUND STORY
RESIDENTIAL**



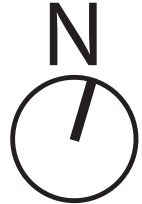


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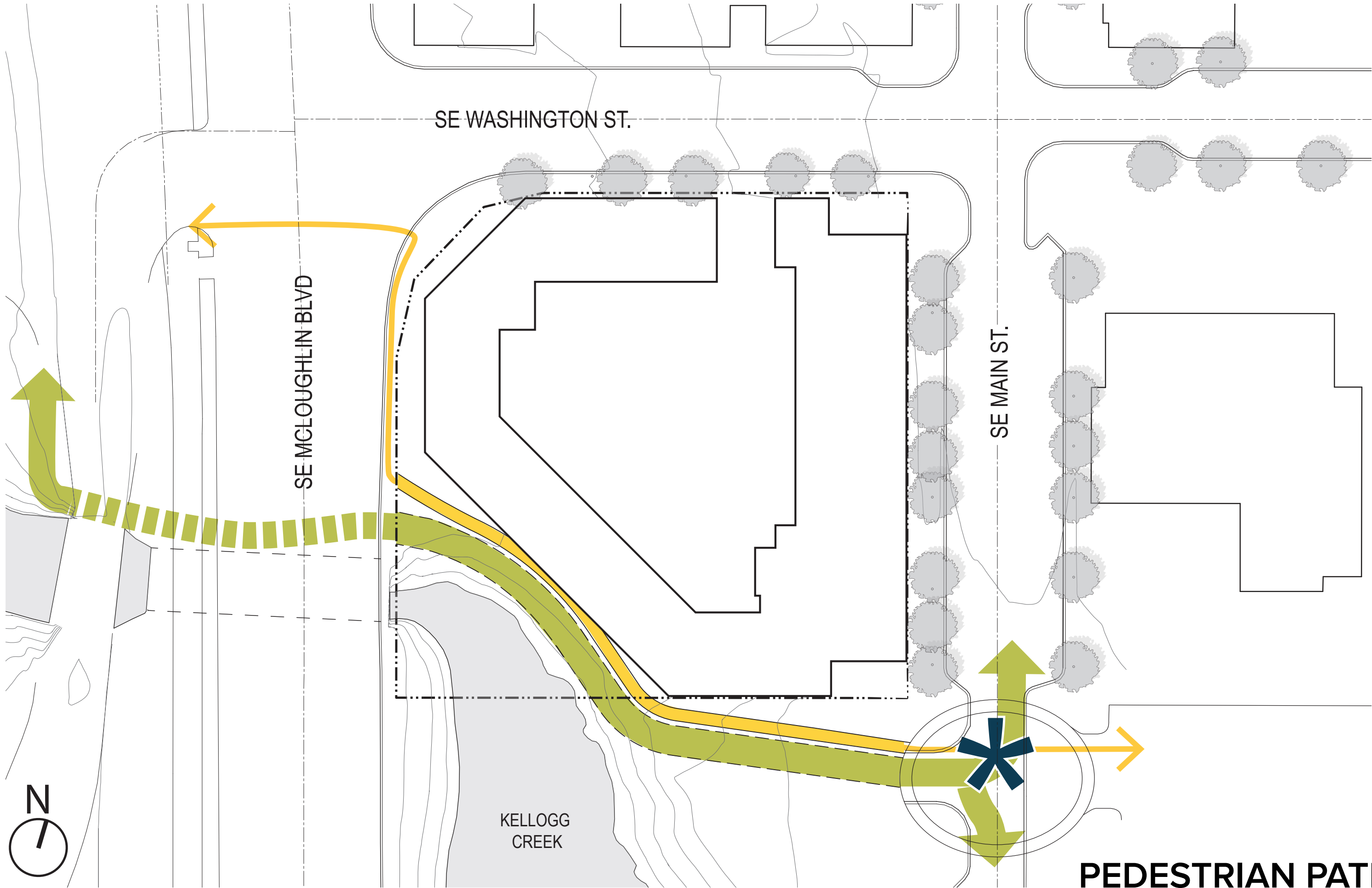
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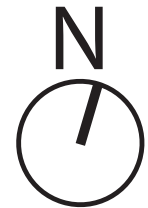
SE MAIN ST.

KELLOGG CREEK



**ALLOWING FOR
FUTURE BIKE PATH**





SE MCLOUGHLIN BLVD

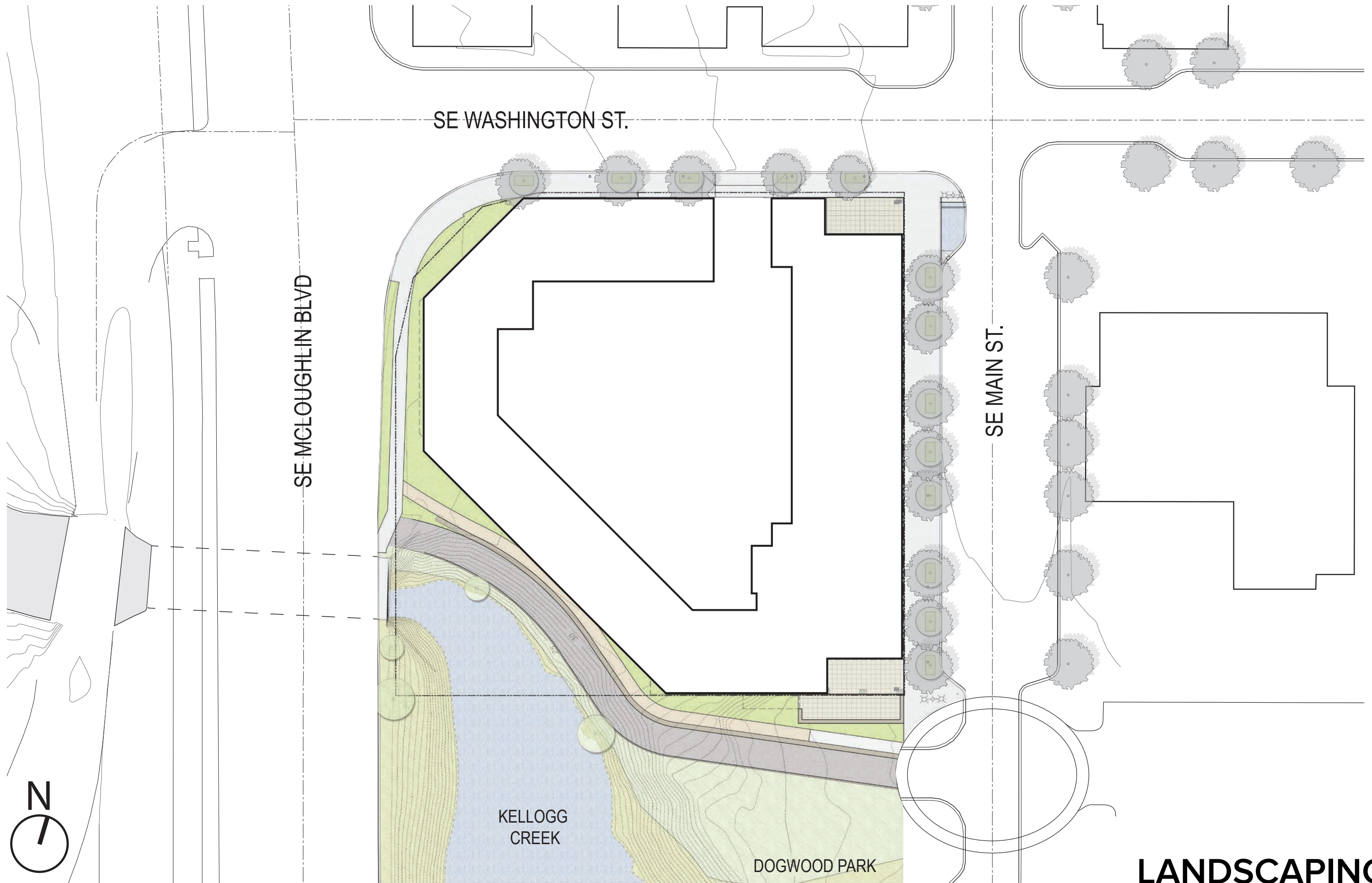
SE WASHINGTON ST.

SE MAIN ST.

KELLOGG CREEK

DOGWOOD PARK

LANDSCAPING



8 QUESTIONS COVERING 4 TOPICS

(Adopted from the Milwaukie Downtown Design Guidelines)

BUILDING CHARACTER

PEDESTRIAN REALM

COMMERCIAL USES

GREEN BUILDING

TOPICS OUTLINE



SMALL TOWN / URBAN CHARACTER

QUESTION 1:

Milwaukie has been described as a small town with an urban character. How can this building best respond to that characterization?

How can this urban building retain a small-town character?

BUILDING CHARACTER



SMALL TOWN / URBAN CHARACTER

QUESTION 1:

Milwaukie has been described as a small town with an urban character. How can this building best respond to that characterization?

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BUILDING CHARACTER



GATEWAY SITE

QUESTION 2:

How does this site act as a gateway?

What does it mean to be a gateway site?

How does that influence design?

BUILDING CHARACTER



CONTRAST & VARIETY

QUESTION 3:

Milwaukie Zoning calls for variety, careful use of contrast, and variation in building design. How could this be achieved?

BUILDING CHARACTER



CONTRAST & VARIETY

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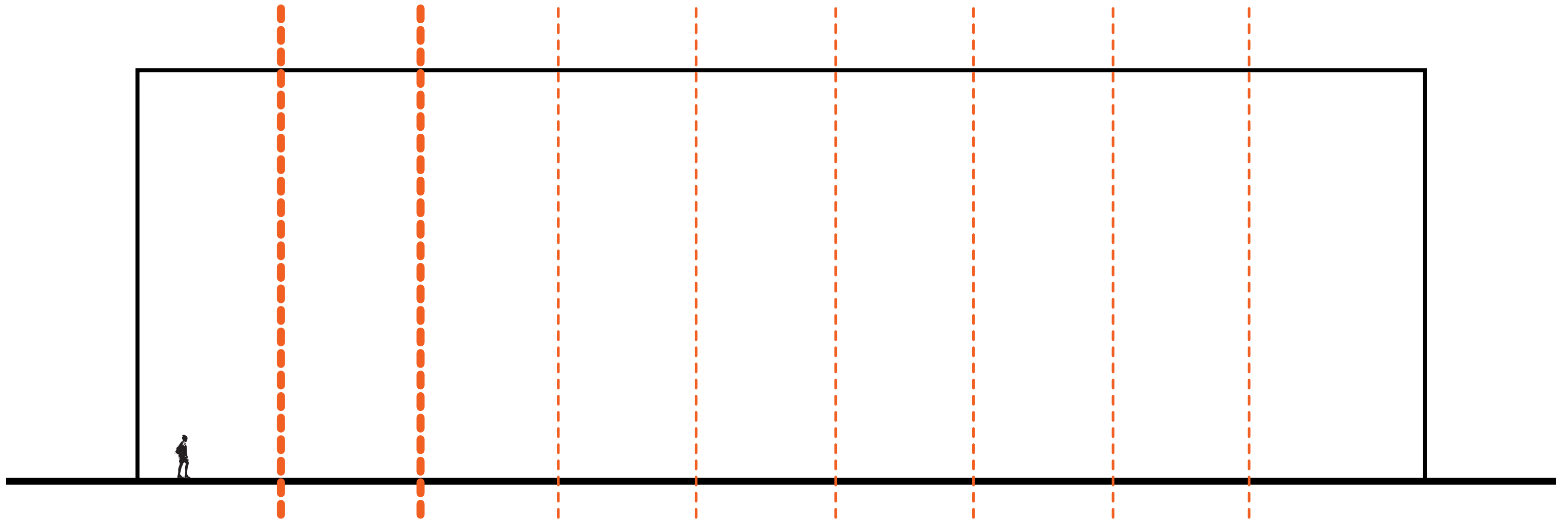
BUILDING CHARACTER



**FACADE OUTLINE
BUILDING CHARACTER**



**HORIZONTAL BREAKS
BUILDING CHARACTER**



**VERTICAL BREAKS
BUILDING CHARACTER**



**FACADE DIAGRAM
BUILDING CHARACTER**



**ROOF LINES
BUILDING CHARACTER**



PEDESTRIAN FRIENDLY DESIGN

QUESTION 4:

How can architectural design be friendly at the pedestrian level?

PEDESTRIAN REALM



PEDESTRIAN FRIENDLY DESIGN

QUESTION 4:

How can architectural design be friendly at the pedestrian level?

PEDESTRIAN REALM



ADJACENT GATHERING SPACES

QUESTION 5:

How can architecture/development support adjacent gathering spaces such as farmers market, parks, and riverfront?

PEDESTRIAN REALM



PEDESTRIAN REALM



COMMUNITY SUPPORT

QUESTION 6:

What types of commercial uses compliment or support community gathering spaces such as farmers market, parks, and riverfront?

COMMERCIAL USES



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COMMERCIAL USES



COMMERCIAL USES

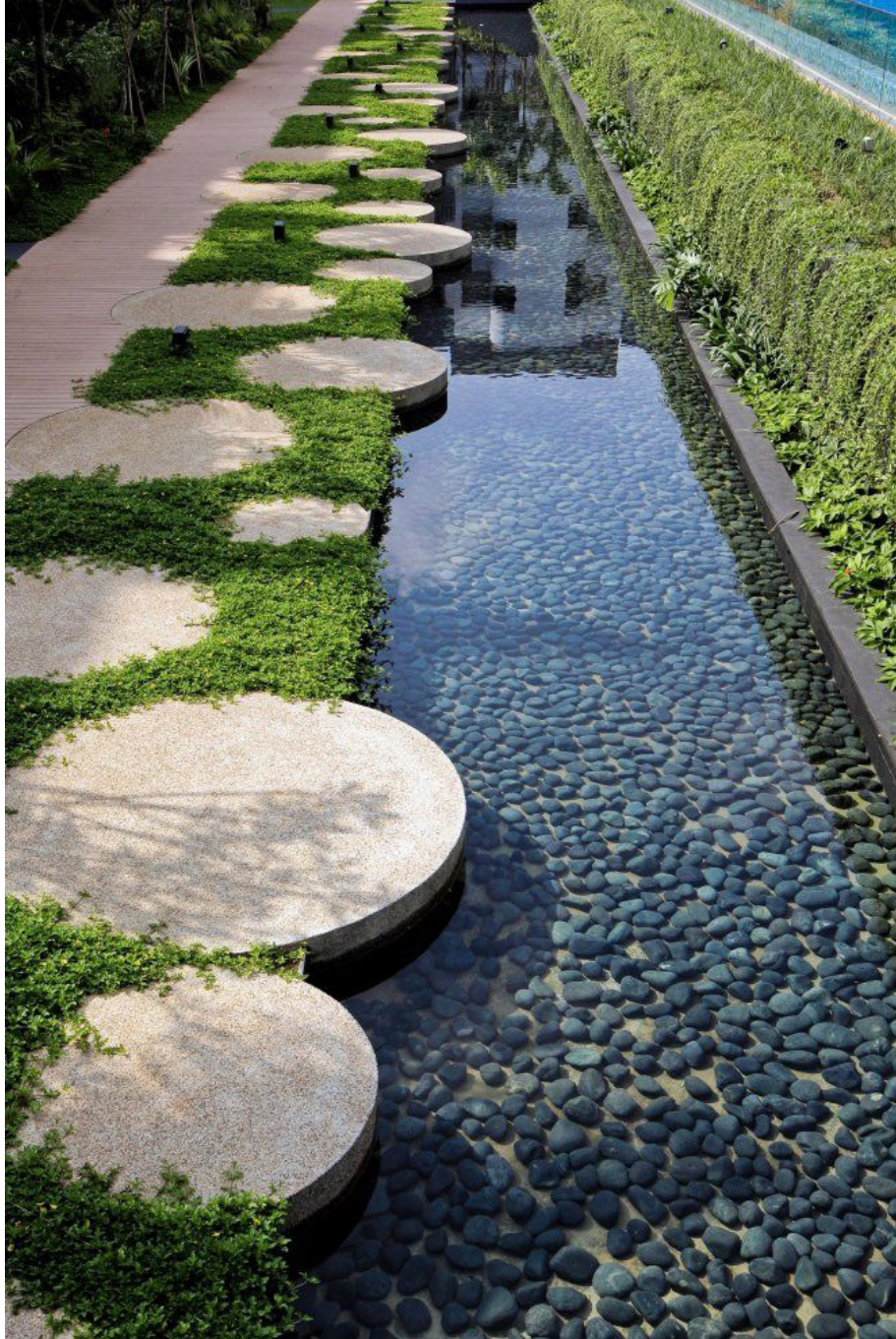


PARKING

QUESTION 7:

Does parking availability influence commercial uses and types? Could a shared parking arrangement be effective?

COMMERCIAL USES



GREEN BUILDING

QUESTION 7:
What sustainability strategies are important to you?



SUSTAINABILITY

<https://www.surveymonkey.com/r/CohoPoint>