

WORKING SUMMARY OF ISSUES AND INFORMATION RAISED BY MILWAUKIE COMMUNITY MEMBERS

IN PREPARATION FOR PHASE 2 PATTERN LANGUAGE WORK

June 20, 2008

(rev. Aug 6 2008)

The information we have gathered from Milwaukie community members in our one-on-one discussions is here distilled, and roughly grouped under headings based upon content. This material forms the starting point from which we will create a final pattern language during Phase 2 with the group of nine community members who will continue to work with us. This present document contains the raw material from which the final pattern language will be created, but it is not itself yet a proper pattern language.

Some topics which the community members spoke to us about, often with strong feeling and evocatively, were not directly concerned with the south downtown per se. Though these comments were not necessarily directly linked to our scope of work for the south downtown, we have included many of those thoughts here in this working draft, in order to present a more complete image of the community's dreams, concerns, and desires. It is in this context that the south downtown plaza will be created.

OVERALL FEELING AND VISION

- Keep the downtown pedestrian in feel. Lots of small businesses could come in without destroying the small town feel, if the town is kept pedestrian.
- All day long there is activity; vibrance and life. And there is a reason to be here, not just a place to stop.
- Create a safe environment, where you feel happy to be there. You feel invigorated by all the stuff going on around you.
- Things to do at night: I could come to Milwaukie after 6 PM and there would be things going on here. Social dancing, indoors because of weather; some sort of community center; people coming together to talk. Having coffee at outdoor cafes or the cafes that are already here.

- An affordable place: the average person can go to get a good meal, a restaurant or boutique. Not upscale feeling. It is very blue collar city now, keep it that way. Be careful of gentrification. We do not want to be NW Portland or Pearl district, which are too upscale. But, do want some touches of it.
- I want to see a mix of a young group to give a feeling of growth and love.
- What is it that creates the small town feeling of Milwaukie? A bounded zone around the core of the downtown, so that it cannot sprawl outward.
- It is a place with trees, shops, bookstores, galleries, and cafés, concentrated together. Milwaukie can be a beautiful place for people to come on a Saturday.
- We need to maintain the good schools, friendly neighborhoods.
- People of all ages mixing downtown.
- It is really quiet downtown now. There are a lot of people out on the streets in my ideal downtown.
- For the many older Milwaukie citizens for whom walking is difficult, provide a place for them downtown and a way for them to get here.
- Families with strollers, people on their bikes, bikes locked up to the bike racks. In good weather people are sitting outside in plaza and at sidewalk tables of little restaurants.
- Developers need to demonstrate commitment to protecting and extending quality of Milwaukie, in order to be allowed to do a project here.
- Each street is different: unique markets, antique shops, and small stores.
- Don't alter things so much that they lose their character. A lot has to do with what your past is and what our past history is that you want to see maintained.
- More people walking on the street.
- People walking their kids and dogs.
- Smells of trees and flowers, food and people.
- A Milwaukie that is well funded; a different tax base would help – getting more businesses to the downtown core would help with that.
- Keep the downtown contained with park-like spaces, so there is no sprawl. It is contained by Library, the Pond house, Waldorf School, Washington St, Harrison St as it goes along the creek. Preserve these, and preserve this feel.
- The restoration of connections is fundamental to enhancing Milwaukie – an effort to make Milwaukie serve as a modest hub.
- Downtown should have small, personal scale. Small, so it's all walkable. Like Larkspur.
- A downtown that is people-centric rather than car-centric. The farmer's market is a good example. People walking to the downtown, or are biking with their kids to town. You can pay attention to other things other than traffic. People are communing rather than commuting.

- I want others who use the town a lot and stay here for what they do in their life.
- Small businesses and residential downtown.
- A village of shops, restaurants, townhouses, stretching north to north industrial area.
- I want a place I want to go to downtown, something to walk to, not just to drive to.
- Places to sit outside and eat and have a drink.
- Places to gather.
- Places and situations where people are gathered and talking, the more the better.
- There should be lots of light in the downtown.
- Want all amenities close -- go no more than 6 to 8 blocks for groceries, restaurants, boutiques.
- More openness and connection between the Waldorf campus and the downtown.
- Nature is hugely important; giant trees, eagle nests, fish jumping in the river. Salmon, sturgeon, steelhead. Big Madrone trees.
- Utilize Dogwood Park as something gorgeous. The plaza is on the top of the hill and looks at this grassy knoll below. It has an estuary feeling; wildlife, ducks and birds. You can bring your dog on a leash. You meet someone. You can get over to the river. If you have a festival in town, that would be a great place to have it. Even the Farmers Market. As you get off the light rail you see the hustle and bustle, and it is warm and welcoming
- In nice part of year, outdoor tables and people sitting outside.
- Urban-looking; a lot of buildings and shops in a row.
- The whole downtown should be festive for holiday seasons.
- People would be shopping, eating lunch or dinner. Going to events, theater or arts – something that they could go to. Socializing. Talking to friends and neighbors. Picking up a few things they need. Not as crowded as Farmers market is on a beautiful Sunday, more spread out. I don't want to have to stand in line, I don't like big crowds.
- My dream: Milwaukie becomes a city of museums. For instance, there is an opportunity for the largest Kodak Camera museum on the west coast, and a maritime museum for the waterfront park.
- A draw to bring in people from outside the community.
- Have events that are of interest to residents (if they are of interest to residents, others will come).
- I like the hustle and bustle, music playing (live – anything), people talking, tables on the streets, no skateboarding.
- Neighborhoods that provide services to the neighborhood. Like a neighborhood grocery store.

- Nice place to sit outside and enjoy the riverfront and have a cup of coffee
- Downtown should be more for late teenagers and adult-oriented because that is where the strength of our neighborhood associations comes from. They are the people who are spending money. Children would come but it would not be geared to them.
- Invest first in the middle of town; gradually this growth will creep to the south. Putting lots of \$ into the south end first seems perhaps risky. Can it invigorate town, or is it too far from things already working?
- Small festivals and farmers market draw people to downtown.
- Make the downtown the center of the city again. Nowadays people coming to Milwaukie tend to come to the new shopping center area on 224, rather than downtown.

PLAZA

- Create a multi purpose, open, safe, well lighted plaza. The city could organize events in this plaza.
- There should be a plaza near the light rail station.
- A pedestrian mall, focused on trees, gardens, natural look, fountains, and art, with lots of shade and plantings. Some people are sitting, some playing music, some talking; a happy place.
- The pedestrian-only area is walking cobblestone and walkable ground cover that can take ground traffic, like pervious pavers.
- The plaza area has no need to have cars in it. But it has to be accessible so people can get to it to use it.
- Plaza should have a hang out area, with cascading water falls flowing over tiles and natural rock to have soothing feeling.
- Create a town square or a communal area such as in Europe; there are places next to churches, which were town squares. Markets are there and people doing different things.
- Create an area where the public could congregate and would maintain a small town feel, a place where people can feel that they are a part of their city.
- Plaza should be central to downtown, rather than at south end. At Washington St at 21st St.
- A plaza is good, need to make it in a fashion which doesn't attract loafers
- Make sure plaza is not a place for high school kids to smoke dope and homeless people to sleep. More activity will help prevent this. Worried that

- south location will not have the needed level of activity (not central, and underutilized buildings and park surround it.)
- Plaza should not be empty, but should have levels, small defined areas, make topography and landscape interesting.
 - A tower in the plaza, which could be the signature piece for the city of Milwaukie.
 - Plaza should not be a place where it is easy to sell drugs. If people are always around, then the druggies etc. will not be comfortable sitting around.
 - The plaza is near the light rail.
 - There are public parks and a plaza, a gathering area.
 - A secondary plaza is at south end of downtown, but it would not be the major plaza.
 - Make a plaza at south end of town.
 - Plaza needs nearby shops, with a bookstore.
 - In plaza, pieces of canvas that are cool sails that can attach to poles so that if it is too hot can quickly put up a cover over people's heads. Not one big piece, rather several pieces. Some could be up, some down depending on light.
 - Colorful flags in the plaza- dealing with Milwaukie in a historical fashion.
 - Milwaukie needs a town square—it feels like it has one, only on farmer's market Sundays.
 - Main Street should stop at the plaza, not go through.
 - The plaza is adjacent to the light rail at Lake Road.
 - The plaza should be like the plazas in Portugal and Spain, a large area in the center of town where all public stuff will be.
 - Connect plaza with Kellogg Creek park area.
 - Make a rill on the surface of the plaza, with river rock on the bottom of it. (instead of a fountain) The rill should be 6" wide, with tile at the bottom and on the sides. Little fish embedded on the tiles at the bottom of the rill.
 - South from the plaza, the rill goes through the center of the walkway, merging into the park. Have tile fish embedded into the walkway, which goes under the bridge that will be built.
 - The plaza would look like the plazas in Spain with hanging baskets of flowers.
 - Benches (not wooden), rather concrete aggregate with river rock – colored blue or purple.
 - Plaza should be open. Nothing higher than waist height. You can see all the facilities
 - There would be summer carts with foods, veggies, hot dogs and snow cones.

- The farmer's market would be held there too.
- A European deli on the plaza, bakery with tables and chairs outside, so people can have coffee and enjoy kids playing.
- The plaza is a place where the people can be picked up and dropped off for boat tours. The sternwheeler could come into a new dock, which would be there by enlarging the small boat ramp. It would be just below where the plaza is, so that the sternwheeler could tie up and load. This would be part of the integration of the river and downtown.
- It would be a bright open sunny space with beautiful vibrancy.
- Plaza has colored concrete; even when it is cold and grey out, colored concrete makes it brighter.
- Integrate the plaza with the rest of the south end of the development.
- Keep cars out of the plaza.
- The plaza is a meeting place for the citizens of Milwaukie.
- Plaza which would be tree lined with outdoor areas for people to congregate, have lunch, use computer, read Picnic tables.
- Sunken plaza with steps that people could sit at different levels.
- The Sunday market can use the plaza.
- Temporary not permanent stage.
- Frequent garbage pails with frequent pick ups, so that it is clean.
- A plaza like in Fort Collins, that is blocked off to cars, with benches, and access to business that were around it. It is a great place to gather.
- A gathering place where you could see a vendor of coffee, people would know that if they said "Hey, we'll meet you at the plaza after work and we'll go shopping, have a drink"
- A friendly open environment where people can feel safe.
- The plaza is in the park.
- The plaza could have live music, instead of at the library.
- Should be stores near the station, in a building which would be curved with a glass front. It would have: a store selling food sandwiches and coffee; a shop for magazines and newspapers, which could be separate or part of the food place; a "Boots the Chemist"-like store there too; a dry cleaner (drop off their dirty shirts in the am and pick them u in the pm); a shoe repair shop; a key maker.
- The store building near the light rail station should be open from 6 AM to 7PM, so the people using the light rail can use the space. Kids from the high school could sit and play and eat lunch.
- The shops at the plaza have blue metal roofs. So that light shines on them and shoots back to the plaza.

- There should be reflections of light and movement all over. (The glossy tiles would reflect light) Have surfaces reflect light and make the spaces feel bigger. The exterior of the shops should reflect light as well.
- Make Main Street dead end at Adams and create more of a pedestrian area. Use 21st as the main route in that area.
- Near the station should be a plaza, coffee shop, and gallery. Maybe a Post Office.
- Wide sidewalks in front of a grocery at Cashspot site(above parking), with a timber trellis overhead, trellis looks similar to the trestle. Roll-up doors in front of grocery, produce can be rolled out. Grocery becomes almost part of the farmers market. Tied together, grocery is semi-continuous with farmer's market.
- A timber trellis runs around to south from a grocery store, into the plaza, toward the rail trestle. Houses the farmers market. Could connect down to a way to walk across the lake.
- Don't allow dogs there.
- Plaza and other public places can be paid for by individuals. Pioneer Square was paid for by people buying the bricks that make it up.
- Locate a precinct police office at the station or on the plaza for Milwaukie police, sheriff's office and Tri Met police to use.
- Closed Circuit TV cameras there.
- Safety and security – continuity of open and lighted walkways so there are no places for people to grab others.

PARKS

- Downtown should have a nice park setting – someplace where there is a desire for people to go. People can enjoy their lunch or go somewhere after work.
- There is a sense of peace in the park, like on Lake Road. Less car traffic, open space with the trees. One can enjoy the sun and walk around.
- Protect green space.
- Create a nice park by joining both banks of the creek into a single park.
- More parks – more formalized parks, which have a sign that says this is a City of Milwaukie park. Rather than an undeveloped plot of land that nobody really knows what it is there for.
- Connection with nature –not necessarily like you are in the middle of an old growth forest, but there is a connection to nature well within your grasp.
- Better access to Elk Rock Island, with bike rack and allow dogs.

- Green spaces which are different than parks, which are reserved for wildlife, and landscaped in a way that humans are not encouraged to go in. Like the area behind the library. There should be some in downtown or area surrounding downtown.
- Open spaces, park for kids to play in.
- Create local neighborhood parks.
- Create a park at the Kellogg Creek area, a place for people to do things like play Frisbee and still have a natural area.
- A community garden – a Pea patch
- maybe a dog park
- We need a lot more parks, not just small pocket parks but real significant sized neighborhood parks that people can walk to and enjoy.
- The waterfront and plaza will take care of parks for downtown, but need a park at Lake Road area.
- A city park setting without any grass, and a close by area of grass where you can sit down and have a lunch or a festival. Meet a girl or guy close by. It is a nice relaxing area where everyone feels comfortable.
- Small parks every other block, like Buenos Aires.
- Integrate Dogwood Park into the downtown. A flow and an inviting approach.
- In Dogwood Park create small public plaza or meeting area as one approaches down to the level of the creek. Progression from public sidewalk, into the park, then from there down to small meeting areas, and then down to the creek so it does have water access.
- Create 2 kinds of gardens: a) for people to pray and b) to socialize. (eg: Japanese garden, and Mediterranean European garden)
- Create informal natural places integrated into the urban environment, where people can communicate with nature. The waterfront is no longer a natural place, but there are a lot of opportunities to do informal nature places.
- Preserve parks; don't let them be used as the next parking lots.
- Parks need lighting and trimming so that police can monitor and keep them from being used as hangouts for kids.
- Create access to Kellogg Lake.
- Integrate buildings and developed parkspace with natural environments, in a way that allows the community to experience this integration.
- Must preserve wilderness areas in Milwaukie. Johnson Creek, Kellogg Lake. Re-establish native biological diversity around the edges of the lake.
- Restore the Kellogg Lake to a creek, but it must be well done, the habitat must be restored for the fish and other animals – beavers, eagles, osprey, etc. This is a quiet place where the animals thrive, as very few people go back there.

- Efforts to clean up the trails should especially include restoration of water edges and improvements for fish.
- A natural park, separate from the built-up downtown.
- Community gardens in Kronberg Park. The community gardens would supply local food into the farmers market.
- Preserve areas in each neighborhood that are used for recreation.
- Don't cover natural areas with development.
- Keep the south end of town natural.
- Dogwood Park becomes the termination of the downtown.
- If they drain Kellogg Lake, it needs to be a park, so nothing is built on it, because it will be open to flooding in the future. We should not build in the flood plains.
- Keep the mouths of Johnson and Kellogg Creeks, and the riverbank between them, as natural as possible.

CONNECT PARKS

- Link the parks in the city with bike paths. One can walk or bike from one park to another.
- A pedestrian bridge on the trestle.
- Connect the three parks: Riverfront, Dogwood Park, and Kronberg Park.
- Restore connections such as trails: The Spring water trail, the Trolley Trail, and so on.
- There should be a bridge connecting two banks of Kellogg – joggers could go over, jog around a circuit in a safe neighborhood around the area. It would connect to other bike paths.
- Put in a pedestrian bridge over the creek to Kronberg Park
- Integrate Kellogg Lake with the river.
- Connect riverfront with Dogwood Park and the south downtown.
- Don't want park development to be concentrated only in the south downtown. Wants other areas of the city to be connected through the parks.
- Incorporate Dogwood Park and the south end of town with the riverfront.
- Develop Kellogg Lake area and connect it to the Willamette.
- Beautiful walkways along the Kellogg Creek, pedestrian bridge(s) across it; maybe a stone arch bridge down low – you go down the bank, cross that stone arch bridge close to water, then go up again
- When Kellogg lake is lowered, create a walkthru to the river.

RIVERFRONT

- It is important and meaningful that the river is so close.
- I love the river, its always changing and evolving.
- Make McLoughlin easier to cross – I am afraid to cross it at rush hour.
- Place where you can put in your canoe or kayak, the non motorized boats. Make the launch point to be non motorized instead of motorized. Deter the large vehicles with larger things attached to them, but still encourage the connection with nature.
- Unite waterfront with downtown. Currently McLoughlin divides them. When I think of downtown I forget to even include the waterfront.
- Create public playgrounds at the waterfront that are safe, relatively up to date and also are maintained regularly so the broken glass from the beer bottles isn't such a problem.
- We need to make it so you can get back and forth from downtown to riverfront. Pick up your ice cream and be able to walk over to the park.
- Create better connectivity to the waterfront, in a pedestrian friendly way. The recently added traffic light helps, but not enough.
- Riverfront could be the heart of the city, loves Joann's plan.
- Need to improve problematic access to waterfront. Access could be developed through Kellogg Creek conduit.
- Pedestrian bridge to the waterfront. A safer way to get to the waterfront than crossing McLoughlin. It could be underground.
- Need better access to river: two pedestrian bridges, 1 in the south and 1 in the north end of town, connecting Main Street area to Riverfront Park.
- Connect the river to Milwaukie without having to cross the highway.
- Friendly easy access to the river. Focus on the river. That is the draw.
- Make river front more accessible and usable.
- Connection to river is not good, should be two pedestrian overpasses. Underpasses are smelly. One overpass starts from the Dogwood Park area, out to the river. Because this place is well above McLoughlin, don't have to climb much in order go over McLoughlin toward the river. Could call it "Dogwood Overpass", with ironwork railings with dogwood ornaments in the railing. Another pedestrian overpass at the north end of town, around Jackson Street.
- Need more crosswalks across McLoughlin, between the two overpasses. At least one more than currently. Perhaps a light and crosswalk at every corner?
- Pedestrian overpass to riverfront

- Loves the waterfront, needs more strengthening, need to connect to it more.
- Would love a comfortable integration of the downtown and the river
- Have a safe easy connection between downtown and the riverfront, making the riverfront the heart of the city.
- Have great big wide walkways across the McLoughlin Boulevard. It can go overhead too; if the walkway is raised, make it wheel chair accessible. It cannot be an underground walkway, which become public urinals and are scary at night.
- At river front: some outdoor vendors. Kayaks to rent. Specific area for people to fish so they don't get tangled up with the boats. A playground for kids with play structures.
- Loves the waterfront in Milwaukie. It is very important to develop it like Portland has done or Austin, Texas. Beautiful riverscape. You can bike, walk, fish, take boats out. Dock?
- There should continue to be a boat launch because a lot of people fish, to take it away would be wrong.
- Perhaps could locate the farmers' market on the waterfront.
- Concerts there.
- The river is ok, but there really isn't one place to go. Need a real place to go.
- He has only been down to the shore at Milwaukie, one time. Yet he and his wife moved from San Francisco and need to be near water. The access to the Willamette has not been solved by the crosswalks.
- An interconnectivity to the river – a safer way to get to the river.
- A water taxi to take me to downtown Portland
- Have the Spirit of Portland – a cruise ship- come here and stop for dinner.
- Create public spaces at the river and a better connection to it.
- Encourage boat activity on river: Sternwheeler tour of river. Riverfest and dragon boats. Generates economic activity – have tourists visit but not stay.
- Picnic tables by the river
- Strengthen connection between Main Street and the river --don't put up tall buildings between Main Street and the river
- Connection between the shops and the river. (like San Antonio)
- Walkway by the river. Like in Portland, a wide concrete walkway by the river: people skate; there are restaurants with tables by the river; a place on the riverfront where kids play in the fountains.
- Make the waterfront as between the two creeks as a park; it becomes a nice place to be and forms a connection from the downtown to the river
- Move the boat launch further south.

- We should have a destination restaurant that people could access from the water -- There are few places on the river where one can go to eat with your boat.

WATER

- Clean water for public use. Everyone should protect and nurture it.
- Fountains in the plaza which are simple, for kids to enjoy.
- Fountains in the park for kids to play in too.
- Simon Benson bubble features like in downtown Portland. Get a drink and wander on.
- Bring creeks back up above ground, with walking bridges crossing them. On Harrison we have a creek that runs from the Waldorf school under Harrison street to the Pond house and then it goes underground till it dumps in the river. You could have a walking bridge across it to get from the Pond House to the Library. So you can see the water, rather than have it shoveled underground.
- Restore Kellogg Creek so you can hear the sounds of the trickling water.
- Leave Kellogg Lake as is, without draining
- Running water from water features. It is soothing and relaxes you.
- The fountain in front of Ledding library – might be repeated, and the sound of water flowing could be heard in various places.
- Very much likes the fountain in front of Ledding library.
- A water feature in the middle on the south end of the downtown. A more artful way of getting the storm water to where it needs to be
- Small water feature where kids play.
- Make a place to be near water.
- Accessible water: maybe running water, trees, in a calm location which is not too close to car traffic. Must be able to get right up to the water.
- Restore Kellogg Lake to a pretty little creek.
- Need to be able to get to the creek.
- Fountains that kids could run through to cool down.
- I want water – fountains, features, cascading rocks.
- I want the sound of water—a water feature that you can hear.
- Make places where one can play in water.
- I like the water feature at north Main.
- A fountain for whole family to enjoy on hot days. The whole area of the fountain, within the white, line fills up and then recedes every few minutes. People put their feet in it. People could go to this location on their lunch

- hour, soak their feet. A grassy area nearby, people put blankets on the grassy area. Aspen or Birch provide shade and grow quickly.
- I'm OK with restoring Kellogg Lake to a creek.
 - Special places: library/pond house and surroundings, Washington St. flour mill with water wheel (at Washington and 27th); the place where "Spring Creek" passes under Monroe – not visible from the road.
 - Use swales to take runoff and guide it into Kellogg Creek.
 - Clean up the two creeks, Johnson and Kellogg.

PLANTS AND TREES

- Plants- landscaping like the area outside of City Hall. Grass where people can hang out. It gives the location a kind of calm feel and a place that you want to hang out.
- I would see lots of trees
- Interesting mixture of trees and grass (not overly maintained grass, not golf club grass).
- Keep the trees.
- A great variety of native northwestern trees in the park.
- Growing up in the Philippines, had classes outside under growing bamboo. Perhaps Milwaukie could have a version here: a place outside, shaded by a native plant or tree, within which people could picnic, enjoy the moonlight or just sit.
- Plants and trees and flowers.
- Leafy trees that look beautiful and play off each other.
- Flowers and hanging baskets
- A lot of green landscaping that is sustainable.
- Flowers and landscaping that you can smell in the air.
- Preserve significant trees.
- More street trees.
- Loves green; need trees and plants downtown.
- Likes the two dogwood trees in front of City Hall.
- Protect trees: he loves the big tree in front of Ledding Library, on Harrison Street.
- Create a bing cherry orchard.
- Flowers and decorative plants downtown.
- Use natural grasses and plants like salal and huckleberries. The grasses would be in motion from the wind.
- Use plants in an informal way, rather than formalized rows of trees.

- Keep Dogwoods in the downtown.
- Use natural planting whenever can so that it does not require a lot of care.
- Trees which create a canopy.
- I like tree lined streets, there are not enough.
- Really like the trees up and down Main Street.
- Shade is important. Birds are drawn to the trees that give shade. Shade draws people in.
- Perhaps some area might be devoted to a fruit farm or orchards. Mayberry quality of life.
- Flowering baskets on every light pole.
- Easily maintained landscapes.
- Have community supported agriculture.
- Bring back the Old Pacific Dogwoods to downtown.

TRAILS

- There would be paved and unpaved trails for walking and running.
- Unpaved trails for teenagers with dirt bikes, they need to have a safe place to use them.
- Complete the Trolley Trail.
- A path that runs into the new Trolley Trail, so that the Trolley Trail is easily accessible from the downtown Milwaukie area.
- Continue efforts to clean up and complete the Spring Water Trail, including restoration of water edges and improvements for fish. This trail on an old rail line is a very important connection – a trail that one can access by the riverfront, that goes to Gresham, then south, and loops around. It feels good to use it.

BUSINESSES

- Mixed use buildings for businesses + residential.
- Variety of stores that feels homey.
- Businesses that operate throughout the day, that draw people to the downtown.
- Businesses rather than homes in the downtown. Like a bank, or post office and restaurants (serving healthy NW cuisine).
- Coffee places as well.

- Small local businesses selling things that are hand made or grown on their farm. You are talking to people who made the thing.
- More restaurants. Independently owned restaurants. Low key. Mexican, delis, Internet café, vegetarian/vegan place. Non smoking.
- Bar that has a different feel than the bars that are currently in town, like non smoking. The bar would attract younger people, 20 to 40 somethings – live music some nights, bluegrass or folk music or blues, jazz.
- Have the education material store currently in the Waldorf School connected to the downtown.
- Restaurants – variety, but no fast food. Nice to have a deli – slice meat etc. Small restaurants that have a specialty type food.
- Bookstore, though not competing with library, maybe a specialty store of Powell's.
- A brew pub on the upper floor of one of these buildings that overlooks the river. A place where you can take the family and also meet friends, a place like McMenamins. I would like to sit with my friends and have a beer.
- More mixed-use development. You could live in downtown Milwaukie and go someplace nearby and have a complete neighborhood. You could be born and die in your neighborhood.
- There should be small specialized shopping – a small kitchen houseware shop, shops that are more local as opposed to national, northwest related clothing,
- A bike shop at the north end of town near the bike trail.
- Small movie theater which shows first run movies, classic movies too. Could be in conjunction with a theater group, interconnected.
- Have businesses like attorneys, CPAs, graphic designers, they can be anywhere so it is nice to have them in your community. Then you have office people adding to the streets of downtown during the day.
- Pizza place. Hair salon. (like new Safeway project in Milwaukie.) Local bank. Post office, to do your mailing – but it does not have to be a separate entity.
- A hat store.
- Downtown would have retail businesses like card store, small grocery store..
- Need good informal restaurants downtown.
- Restaurants should be accessible directly from the sidewalk.
- A place to do events. A candidate comes to town and could speak there, a flower show, as opposed to having to close off the street every time to do something.
- A really good place to meet people publicly -- a meeting room to meet a few people at. A social restaurant where you can take a team and have a meeting. Have a pitcher of beer, talk for an hour, then make room for the

- next people. Like a Pancake House with a separate meeting room, like a brewery that has a space for the meetings.
- Move lumberyard to contaminated railroad creosote site in Hector Campbell neighborhood northeast of downtown. Might be difficulties associated with doing so.
 - A place in which you do speed dating.
 - On Cashspot site, would like to see 2 story garage, with a grocery like Trader Joe's or a Bi Mart on top, grocery is street level to Main Street.
 - Downtown should have a mix of shops where you can get everyday normal items: a shoe store, small Ace hardware store, a general mercantile. So you can just come downtown for much of what you need. Should be able to buy a nut and bolt, nightcrawlers, a sweatshirt, groceries.
 - Downtown should be more shops than restaurants.
 - Bring more business to downtown. Businesses are needed more than open space.
 - Milwaukie is a hub for medicine: hub of acupuncture, massage and chiropractor.
 - A movie theatre.
 - A live music venue.
 - A Trader Joes grocery store.
 - Update the Bowling Alley into a hot bowling alley, pool place, brew pub to make synthesis with the restaurants.
 - More of an active specialty niche retail scene. Dark Horse may be the starting point of that. Take that and broaden it into a wider arts community.
 - Coffee shops, bakery, florist, (we have had them but they don't make it), popcorn and Chinese food, restaurants of whatever they are making.
 - Brew Pub.
 - A junior college.
 - Used book store.
 - Cooking school.
 - Knitting store.
 - Clothing store. We have used one next to Sullys. Not a big store, a local one.
 - McMenamins
 - A good bagel shop – some sort of a deli.
 - A small grocery store, bakery, dairy, that you could walk to. Doesn't have to be a super chain.
 - A child care center.
 - More destination restaurants, which carry local produce and farms, lots of desserts chocolate, not fast food chains.

- Attract new small businesses: baker, upscale grocery/deli, restaurants, gourmet food.
- A grocery store like Trader Joe's – a specialty store – would be great, a reason to come downtown everyday.
- Variety of different types of stores like antique stores, clothing store, grocery store
- Art galleries and shops,
- There should be boutiques, shops in the downtown.
- A signature hotel and conference center, a meeting place. It would bring jobs and business here. A 700-1,000 room facility, with a 2,000 seat auditorium; smaller rooms for smaller meetings; shops and boutiques.
- A marina.
- Has got to be grocery store for all those things at the north end of town.
- More boutiques type retail businesses – clothes, giftware, good card and paper shop, any kind of galleries, textile store with yarns etc,
- More restaurants (any ethnic foods, Indian, Italian, Thai,) a bakery –
- A grocery store that has a small footprint, like New Seasons. Like Select Market.
- Restaurants which have outdoor tables on the sidewalk, build the sidewalks to accommodate that.
- Have credit unions, banks, churches; things that draw people in. Upscale it a little bit.
- Little boutiques, comfortable – mom and pop shops like candy shop.
- Wonderful to have a grocery downtown.
- Mixed use –ground floor retail, second and third story can be office/residential. If you have a small scale office that supports the retail that is below, that is good.
- Restaurants at right size and pricing, like Cha Cha Cha. It is an appropriately scaled restaurant, on the small side, and it will survive.
- Don't do artificial subsidies to get development off the ground – if we do, we are propping something up that should not be.
- It would be nice to have more services and shops here, so you do not have to get in car and leave Milwaukee. Need dry cleaner, florist, pharmacy, shoe repair.
- Put a hotel on the Waverly Country Club; a destination conference place.
- A bookstore. Maybe Powell's could have specialty book store related to youth books.
- Restaurants are important
- A Bed and Breakfast in the downtown.
- No fast food.

- Really nice deli where you can get olives and pre-made salads and good meats and cheeses.
- A grocery store.
- Hair salon, spa.
- Clothing retail, New Seasons grocery store, small store like this, small boutiques book store, a bakery.
- Bring back theater to show real first run movies.
- Need a grocery store downtown.
- A good coffee shop in south downtown
- Shops should be locally owned.
- Bookstore.
- Produce store featuring locally grown and raised produce.
- Music store selling CD's etc.
- Wine and cheese store (like Vino, sit down and taste wines, bring your own cheese etc. 5 different wines to taste for \$10 a pour for 5 tastes).
- More restaurants – no fast food. Good steak house with seafood that doesn't allow smoking. Quirky home style kinds of food – du jour – Cajun café- like the Delta café, which is a lot of home cooking, soul food. Every meal comes with corn bread, homemade- real food. Slow food. Ingredients you didn't need a special degree to pronounce
- Brew pub – quality craft ale – menu not fried pub food- cheap foods, something on the fresher side as well. Microbrew tastings. Not smoky. Man in Estacada has a Fearless Brewing company and I would like to have him come here.
- An espresso cart run by the church on farmer's market Sundays, perhaps at the SE corner of Jefferson and Main. This could be an extension of the church, and an extension of the farmer's market.
- Quickie food and drink, but no fast food.
- Street vendors -- all the time , but on holidays more of it.
- There should be small cafes, bakeries, delis to attract everyone in Milwaukie.
- There should be ice cream stores and a movie theater.
- Milwaukie should have a brew pub like Laurelwood Pub. Friendly, fun for the family and it has the entire brewing operation visible. I want a place where my friends and I can go to have a beer, here in my neighborhood, so I don't have to go to their neighborhood.
- Not box stores or national chains.
- An antique store would be nice.
- Vibrant shops and restaurants
- There ought to be a variety of restaurants. Bring a diverse group of people by having diverse foods.

- Rooftop restaurant with a view of the water.
- A nice restaurant, where you can have drinks and sit on the deck watching the river traffic.
- Create a place where people that are not yet successful, can be out there marketing and bringing their products to the market.
- Have a food coop -- a small grocery store. Make this grocery store accessible by bike.
- Indoor and outdoor cafes with large windows to see and be seen.
- State, county and federal offices need to be downtown. The extra foot traffic caused by those offices being here would energize the downtown.
- A municipal court in town. We should trade with the county commissioners. Build a court they could use for their court needs and we could use it too.
- Could be higher density of offices down at the south end.
- Nothing commercial. Keep truck traffic out as much as you can.
- Ballroom dancing for older people at night.
- More restaurants; nice casual moderate to low priced.
- Clothing stores
- Galleries
- Bakery.
- The downtown needs to be self sustaining: all major amenities like grocery, hardware store, and clothing store; so you don't have to drive elsewhere to get what you need.
- Mother Goose store in Portland is a nice set up. That is a good kind of store for here. (high end craft and home accessories)

HOUSING

- It would be nice to have a few more people living downtown.
- Add residential – apartments above buildings – and that adds people to the street.
- If housing is built at south downtown, make it affordable: 600-900 sq ft units for \$135,000.
- If there is housing, minimize it so the open space is not compromised.
- People living downtown. It adds more life to the downtown. 5 stories might be ok, depending on where it is.
- I don't want every balcony with a barbeque and lawn chairs on housing in downtown.

- Elderly people living downtown, they do not have to drive places, but could walk to what they need. Parking has to be provided though. Should be a better quality building than the north Main building is.
- Bring in residential: condos, apartments. Something with a little bit of upscale, nothing shabby that drives people away. Could be for people whose kids have gone to college looking to downsize, young ones looking to go to Reed College on the light rail. Have a variety of ages to join together.
- Don't build low income housing just because the light rail is here. Build what people want to own.
- Don't build more condos right now. The condo market has gone soft, not worth building them at the moment.
- Potential development areas which are outside of downtown, should be developed as residential rather than business, so that they don't compete with downtown businesses. (One is behind the Milwaukee marketplace and one near hospital)
- Have real co-housing opportunities with a central gathering place and a central kitchen.
- Have 3 ft wide doors for wheelchairs so people can live in places long term.
- Milwaukie Lumber would be a good site for multi family projects that have a style which brings in young people and older people, so you would see people in school or out of school coming to town.
- I want to see a mix of a young group to give a feeling of growth and love so that when they out grow their condo they come to us to buy a house.
- Could locate co-housing + other retail too, at Kronberg Park.
- Above any new storefront buildings, make apartments; so there are people on the streets all the time.

BUILDINGS

- Building heights: 2 floors maximum.
- The buildings should be beautiful, with big arches. Not just a big block of concrete.
- Some amount of building restoration to encourage the sense of history. I would like to see more pride in the historical aspects of those buildings we have that are obviously not of our generation
- Encourage local ownership of buildings, rather than out-of-town owners, so that building owners are more engaged in civic matters.
- No building over 3 stories.
- A lot of the storefronts could use a facelift.

- Development should not have a feel like a strip mall; should not have large national retailers like Walgreens.
- Buildings should have an English cottage feel.
- Buildings should not be overbuilt—we need enough walking space, parking space and open space. Should not feel surrounded by high buildings.
- New development could have storefronts and condos on the street, and several parking levels in the center of the building.
- Small buildings.
- Storefronts should be retail businesses that use and encourage foot traffic. Office uses should be on 2nd floor, rather than first floor storefronts.
- Through codes, we adopt a plan which says this is our niche and we are going to try to build our city this way. Make sure that when people sell a building, the new owner maintains the character.
- Don't want more than 4 stories on buildings.
- Two stories buildings are ideal. Three stories might be allowed, but only with special conditions. Four stories and above not allowed!
- Businesses on Main and 21st Street need a face lift.
- Must shine up downtown a bit. You walk through downtown now and it is nice and quaint, but has a feeling of rattiness. You can tell the type of people you are asking to draw to the city by what the place looks like. I don't want the kind of people drawn to Milwaukee that our downtown speaks to. I don't want it to be snooty. Ask the business people who don't vacuum their rugs to vacuum. Raise up the blue collarness a bit so it isn't tawdry.
- Buildings with a style and a feel that maintain a little bit of the home town feel but yet with an imaginary tone.
- Openness. Keep views of the river as open as you possibly can. Maybe have archways throughout the buildings to give views to the river.
- Find our own style, don't repeat what other areas have done (like Lake Oswego).
- 2 to 3 story buildings.
- Big multi-pane windows, surrounded by big solid members.
- Buildings should have a simple shape, and should be well sited which means tucked in, and surrounded by trees.
- Prefer 2 to 3 stories downtown, instead of one story.
- Likes brick on buildings, for instance on Ed Parecki's Main St building
- Buildings should have nooks and crannies in their facades, like the small commercial Horton Electric Building, on 21st Street. It's not the style of that building; it's the various different small volumes, the separate entrances, along the building edge.
- 5-story buildings OK, if they have a good relationship to the street.

- Building height: 2 to 3 stories is ideal; 4 stories might be ok at either end of Main Street, and only if it's on the east side, as a backdrop for the plaza, not blocking the river.
- Developments should be in small scale increments; this is realistic and cautious. Ed Parecki's renovations are a good example: small scale, re-use of existing buildings. He has 100% occupancy, very successful.
- Buildings should be eclectic, not all the same. Likes that Milwaukie is eclectic, buildings are different styles.
- Make sure that we don't wind up with retail on the street frontage and garbage alleys on the sides or back of a block. Retail and pedestrian friendly experience should be on all sides of a block.
- Nothing should be over 3 stories.
- Buildings shouldn't be higher than 4 stories.
- The old Milwaukie feel should be kept.
- Old buildings like "Wetzler 1913", with the old bricks on it, should stay.
- Preserve height and character of Milwaukie buildings 1 to 2 stories, not like what was done in the north end.
- Maintain the character of the buildings - what Ed Parecki is doing with the bank building is exactly what we should be doing. Don't turn it into a high rise Pearl district.
- The City Hall building represents what the past was, the present and the future.
- Spec development should not be a high price point – hard to rent if too expensive.
- Need to incorporate 21st Street in the upgrades also; it is ugly and awful now.
- Milwaukie needs its own unique style of buildings so people could say, "I have been there. I enjoyed being there and I want to go again."
- Mixed use buildings.
- Neon signs. Loves the neon letter "B" of Bernard's garage and the neon lights of the theatre/arcade.
- Buildings no more than 3 stories tall.
- No overly large buildings that build a wall between McLoughlin and the downtown.
- Parking can be on the interior of the blocks, with stores on the outside.
- South downtown area should have new 3 story buildings.(Bernard Garage area and south)

SUSTAINABILITY

- Any public space should be a demonstration of sustainability concerns and solutions – local materials, recycling containers, energy efficiency, and current technology.
- Ecofriendliness to go along with the river and plazas.
- Build with green, environmentally friendly materials. Recycle.
- Buildings should be green and sustainable.
- Natural products used throughout, as well as traditional building products; combination of the old and new.

OUTDOOR SPACE

- Want more outdoor space adjacent to buildings.
- But, don't need a huge amount of open space. You can have breezeways and walkways and allude to a lot of open space.
- Buildings and lawns alternate, like a campus, which would create an area that people feel comfortable to go to, kick your shoes off and put your feet in the grass.
- Plazas within buildings, courtyards and atria, where people can have conversations, sit on concrete or wood benches.
- Courtyard: a space surrounded on three sides by buildings; two rows of trees arching over, grass, picnic tables, building walls are brick, one and two stories. Like a Spanish courtyard house.
- Create outdoor places where it is nice to be outside in sunny weather (3 months of the year), but which are also covered in some fashion, so you can be sitting outdoors in drizzle (9 months of year). Can sit and read, look at river or creek or lake.
- Privacy gradient of outdoor spaces.

ARTS

- There should be arts.

- Arts – small theater for plays and live art and dance. More formal live music events, classical recitals. Have a dedicated space for this.
- Have a place for artists to hang their work for public exposure maybe for sale maybe not. An art center for the community.
- Arts in whatever form.
- An art walk. That would give more reasons for families to come downtown.
- More art –statues and sculptures. We don't have any.
- Bring artists into the community – building that is specifically designed for artists. Small spaces so that the artist can afford to rent them. 3 or 4 floors.
- Art walk – once a week. Artists in the plaza every first Thursday for instance.
- Create an artist community downtown - the church would want to be a part of it- their meeting space could be a gallery space.
- Artists doing their craft.
- South Downtown could have a performing arts space - Waldorf could go in on it - they need such a space too.
- Artists and street musicians performing on the street.
- Some area where a person could set up and give a seminar to kids on how to throw a pot or something....the arts.
- A performing arts space, perhaps with movies too.
- The things being sold have something of somebody in them -- craftsmanship.

MUSIC

- Music all the time. Riverfront concerts.
- Make Milwaukie the music capital of Oregon.
- Lots of live music.
- Music venues for live music.
- A place to gather to listen to music. People getting together to listen to music is a form of prayer.
- Outdoor concert place: a) in a big open park area, which is separate from the shops.
- Or alternatively: b) Outdoor amphitheater in the midst of the shops. Awnings over it so they could have shows in the rain. There could be a higher building nearby, from which people could watch the shows in the amphitheater from the rooftop in lawn chairs.
- Lunch hour and weekend concerts on the plaza.
- Street musicians.

- A bigger amphitheater on the waterfront.
- Create an outdoor performance place for lunchtime concerts, kids that have dance troops dancing on weekends. There is not a stage – but there is an open area where people can perform. Like at Pioneer Plaza with the stair steps that create levels.
- Outdoor concerts at the farmers market, if they built a stage with it. it could be used for music. Like a Koenigplatz, there are fountains and cafes. It is where the buses etc come. You meet people in the Koenigsplatz. It might be compared to Pioneer Place.

BIKES

- Lots of people on bikes with helmets on, obeying laws. Bike racks all over that are full of bikes.
- More people using bicycles, so we need bicycle racks.
- Encourage bike use. More bicycle racks, a safer way to bike here, More bike lanes, especially on Lake Road. Create lockers for bikers, so people can leave their things safely, if they are going to take the light rail or bus to go somewhere else.
- Everything should be convenient to us, so you can ride a bike anywhere.

PLAY

- A place for kids to play. In Corvallis they have a steel frame with mesh and cement on top that were shapes that the kids could crawl and run on. Its is an art feature which is also a playground.
- There are things to play – like chess, shuffleboard, hopscotch for kids. One pole with a hook so that you could do jump rope during the day. parents bring kids they could have jump rope. But no play structures for kids.
- Maybe have a little skateboard park.
- Skate board plazas.
- Want in downtown: a place for families and kids, something based on nature; for instance a playground with giant logs, giant rocks, and water (not necessarily manufactured play structures.) It's important for the city to have a place to go for families and kids, which is accessible all day long (the Waldorf playground can't be used while school is in session for instance.) Should be part of surroundings, not standing out. Not a concrete jungle, more parklike. For example a maze cut in short grass in the midst

of taller grasses with trees; a natural teeter-totter which is just a board over a log.

SIDEWALKS AND STREETS

- Hanging baskets of planted flowers high in the air, hanging off utility poles at sidewalks. (can see them in various cities, including Portland). Should be 18” deep, 4’ diameter, with nasturtiums and the like hanging down.
- Street side amenities – planters, benches, place for bikes to be parked, activity that happens on the street
- On the street restaurants have tables outside, people sitting and reading, there is some parking, but there is openness to that.
- Places where people could stand and talk or sit and have a sandwich. A vendor could have a rack of clothes outside, or displaying their wares, so you see them when you are going by.
- Small shade trees along street with small branches over the sidewalk, to shade me as I walk downtown. Not big trees overarching the whole street.
- Garbage pails next to the trees, in sufficient numbers that one doesn’t have to walk far to find one.
- Garbage cans downtown, which have recycling containers on them.
- Profound absence of car exhaust smell.
- Do more of the sidewalk improvements from the downtown plan, for instance those installed by St John’s church on Jefferson Street between Main and 21st.
- More terrazzo medallions in sidewalk, like the one by City Hall
- Parking signs, which to tell me where to go to parking, like at Pietros. Identify what places are ok for public to park, in downtown.
- We need wide sidewalks.
- Keep car speed down and traffic volumes down.
- Incorporate historical plaques in the downtown (idea from the Atlanta Olympics). Milwaukie is important in the history of this area. I think we are technically older than Portland.
- Trees on Main Street are beautiful.
- Wide sidewalks (about 12 feet) on Main Street are very good, might possible be extended to other blocks.
- Sidewalk improvement at Main and Jefferson, SE corner – we need to generalize what the issue is.
- Some green streets, parking strips are permeable pavers that grass and weeds grow up through.

- Combination recycle, garbage cans, and ash tray, a la Santa Barbara.
- Replace awful barricades you see coming into Milwaukie on Harrison St. and off of McLoughlin. Use something else besides barricades. Have kids do art work on canvas that depicts the river and create boards that hide the barricade.
- Ashtrays for the people who smoke at the bus stops - there is no place to put their butts except on the ground.
- Some pedestrian streets that are closed off to cars.
- Likes brick in the sidewalks.
- Likes the terrazzo dogwood medallion in the sidewalk, SE corner of Main and Harrison.
- Likes the bump-outs at corners being done in accordance with the downtown plan.
- More bump outs on the sidewalks for planting. Corners where mass planting can be made
- Sidewalks should be wide enough for tables near the building, then the walking area, and then shade trees near the curb. The Wind Horse block is an example, but it could be wider still.
- Flat wooden canopies over sidewalks, like in front of “The Brew” (pub on Main Street). This kind of canopy could be an architectural touchstone for the town that makes sense for the climate.
- Like the flat canopy on Main Street, by the Brew Pub.
- Some streets blocked off from cars, with cobblestone surface.
- More sidewalk benches.
- Benches, places for people to sit down.
- Outdoor seating.
- Do not put in benches, community does not use them. Only people on benches are people drinking beers or the like.
- Garbage cans.
- Possibility of making Main Street pedestrian, or mainly pedestrian. Needs thinking through.

FARMER’S MARKET

- I love the Farmers market.
- Every time I come to the farmer’s market, I am glad I live here.
- The farmers market is great, the produce is better than any store. It could be made more central to all Milwaukie than it is right now, or it could be kept downtown.

- A year-round farmers market, and a place it could be under cover for winter months.
- A place for the Farmers market is very important. It could be incorporated into the south downtown. It brings a sense of community to the city.
- The farmers market is great.
- Farmer's market needs to stay where it is.
- Farmers market could have a mini market on Wednesday in the evening.
- The Farmer's market is great, especially at the beginning of the season (May).
- Move the Farmers market to a mall area in the center of the downtown; it would draw people to the main part where the stores are. Have it be the draw for the downtown.
- The market is the town's living room, it's a communal place.
- The current location is simple, but it suits the market. It is ideal. Current spot is perfect location.
- Market should not be a single straight shot; could be three sections like now; customers can wander for 2 hours and not get bored.
- The south downtown site currently has a lack of shade, lack of adequate parking, lacks visibility from McLoughlin, lack of electricity and water.
- If the market moves, the new place should have drive-in access for vendors, then shut off with bollards. 3 access points is ideal (like current setup)
- Trees are integral to the farmers market.
- Deciduous trees at the market are important; beautiful color change which marks the harvest, the change of season. Also allows more sun at the end of the season.
- Market needs a semi-permanent structure, in the middle of the market, to allow customers to be out of rain. Seating area which is covered overhead to shield rain and sun. Currently have 10' by 40', but 15' by 40' would be better. At very least should have holes in paving, where such a cover structure could be carried there and easily dropped in on market days.
- Farmers Market, if moved, needs trees at edge of market space, to define its edge.
- Ideally there would be trellises in the market space, to give a feeling of shelter, and to shed rain.
- Farmers market is a prime source of interest and activity.
- Sundays should close Main St for the Farmers Market days.
- Integrate the Farmer's Market into the fountain, plaza area at the south downtown.
- If the market moves, how do we recreate the sense of a canopy that the trees now provide for our farmer's market? We could have an arch like was done in CES Fresno farmers market, and then it would be okay to move the market to a place that has no trees.

- An open space for the Farmers market, a permanent place with big shady trees.
- Kronberg Park could have a farmer's market.

CITY HALL AREA

- The town needs a town square, on the block across street from City Hall. Should not build on this site.
- This axis of three things is important, should be protected: City Hall, the "town square" where the market is, the river.
- On block across from City Hall, add more trees at west portion.
- Create a fountain on the block across from City Hall.
- The trees across the street from City Hall are beautiful. Should protect them.
- Keep a plaza in the parking lot across Main St from City Hall.
- Close off Main Street to cars for one block, in front of City Hall. Put brick over street surface, a fountain at either end of the space, green, benches, perhaps stone chess tables. Bollards at either end. This space would work in either event: the block across the street gets developed into a building, or stays open.
- A community theater building might be built, on the western portion of the block west of City Hall. The Farmers Market would still take place in the space where it is. The market can also spread into the closed down block of Main (above). The theatre building mirrors the City Hall; it faces City Hall, but has some "curb appeal" facing McLoughlin too. The theatre would have big broad steps facing the City Hall, where people can sit and hang out. The east face of the building would be about mid-block, where the two east-west traffic islands end; west face of the building is about $\frac{3}{4}$ way to McLoughlin, where concrete still exists in blacktop parking area. South and north faces of the building would be lined up with the south and north faces of City Hall. There could be some underground parking.
- Keep the open space across from City hall, as a town square. Could be a gazebo there with concerts on weekends.
- There needs to be a visual connection from City Hall to the river. The block right across from City Hall could be a public plaza.
- Wants to protect the open connection from City Hall, across the square, to the Willamette.
- The city square should be located at the parking lot that turns into the farmers market. The current scale is okay. I don't think the south end is necessarily a great spot to compete with that.

- Make a plaza in the parking lot in front of City Hall, since this seems to be the center of town. Don't put a building there.
- The plaza ought to be where the market is now occurring. It ought to enhance the City Hall.

PARKING

- Need for parking. This needs thinking through, a difficult issue.
- Create parking structures at either end of the downtown area, so people can get out on foot. Would mitigate the current feeling that downtown is one giant parking lot.
- Cash Spot site, as a park and ride, but not strictly that, needs to feel part of Dogwood Park.
- A parking garage at Cash Spot site, it will relieve the pressure on downtown parking.
- Parking – a place for the public to park to connect with the bus depot or light rail, so it encompasses much of the ridership. It could be multi level. Go underground 1 level, plus 2 levels above ground.
- At CashSpot site, would like to see two levels of parking, with retail shops on McLoughlin, a grocery store fronting on Main Street on top of the parking, lively retail on Main Street south of the grocery. 2 stories of residential above that.
- Parking structure near bowling alley, shops at ground, with parking above. Entire block. (This spot is better than Cashspot site, which occasionally will flood as river rises.)
- Cash Spot site should become parking structure.
- There needs to be more parking, hidden.
- Want parking – underground is best, or parking structure with retail on ground floor.
- Commute parking should be in industrial areas or at Park Blvd.
- Parking structure, parking tucked into building with shops and restaurants all the way around the building. There could be parking for 500 cars and you will not see the cars.
- A parking structure. The parking structure does not have to be an ugly block; it can have hanging baskets, elevators that move cars, shops on the first floor, art work. It could be a beautiful structure.
- By the plaza you need some sort of good parking area.
- Parking for people going to go sit by the river.
- Parking for Farmers Market on Sunday, where do they park?

- Parking in a structure, 2 stories below ground, and 2 stories above ground at most.
- Have a green roof on top of the parking structure, covered with sedum and natural grasses.
- Should be more parking downtown.
- Employees of downtown businesses should have their own parking provided by the business, so that street parking is left for customers. Currently Dark Horse employees use street parking, and come out every 2 hours to move their cars.
- Parking on the periphery. That gets people out of their cars and gets them walking. Point of getting around is that people are on foot, not in cars. City has to invest in some sort of parking structure.
- If there is a parking structure, make it central so you come out right in the middle of things.
- Milwaukie needs parking. Make a place for people to park that is subtle and nice. Parking for park and ride should be close to downtown, but not in it. A parking garage would be better than large sprawling areas for cars.

LIGHT RAIL

- In favor of a light rail stop. It can create energy around itself.
- A south downtown rail station; it will have good access to downtown businesses.
- Create a real station house for the light rail. (like the old one in Bend Oregon)
- There should be a proper, good-sized station building. It should look like a mini Paddington Station. It would have food vendors.
- I want light rail, I will use it. But I don't like it stopping at the Waldorf School.
- Platform at Lake Road may affect some things negatively.
- Would like to see a real rail station, in the old station model; built like the existing trestle with heavy beams.
- Want better public transportation.
- Keep transit places active with people, for a feeling of safety. There is a transit mall behind city hall where buses layover. It's isolated and there have been problems there.
- Ok to have light rail – the potential problems can be handled well if everyone works together to solve them.

- Light rail station should be centrally located. If only one station, it should be at Washington. If two, one at this end and one on Lake Road. Light rail should go all the way to Park Road. Has been to new stations in North Portland that feel safe – no crime reported
- Protect Waldorf school from effects of light rail
- Curtail the sounds of the railroad; get rid of train whistles at intersections in the middle of the night. (both freight trains and trams)
- Is it possible to reduce the scale, length, car-size, noise, of the light rail. In addition, the light rail should be tangent to the downtown.
- Love light rail, but I am concerned about the footprint. The size and the swath of how much room it will take up with two railroad lines. I am sure it could be somehow hidden. Maybe it is because all the buildings down there are so small. Just seems like it is such a small area for it to be coming in here.
- Have a major light rail station at north end of town, rather than south end of town and a termination at Lake Road.
- In favor of light rail for getting to work.
- Light rail should be in the major street; this is how it is in Beaverton, Hillsborough, and Gresham. It makes more sense to have the light rail in McLoughlin, or in Main, or as a pair of lines in Main and 21st.
- Reduce the sound of the trains --I don't want to hear it.
- Don't put obstacles in the way of the platform, so that people can see what is going on on the platform or around the platform
- The lighting at the platform and the plaza has to be bright enough so that people can feel safe.
- The light rail should be in the center of the town to be more centered in a larger commercial area.
- Light rail bridge must not disturb the old trestle. Love the rail trestle. It is massive, strong. Terrified what a light rail bridge will do to it.
- The design of the new light rail bridge should somehow mirror the old trestle.
- Light Rail is ok.
- All of the things close to the light rail should have a natural feel. The rail line should fit in with Dogwood Park and Kronberg Park, not disturb them.
- Don't let the light rail be a knife that slices through the city, for instance in the way that McLoughlin currently does.

BUSSES

- The bus hub could be better located or built to accommodate the large amount of buses that come through Milwaukie.
- The hub aspect needs further consideration, how the bus depot area could be made more friendly, and more useful; and the light rail, similarly, could be made friendly, and helpful, increasing peoples opportunity for connections.
- Keep the buses out of downtown, because they smell, the noise, they tie up a lot of the downtown area that could be used more productively for the citizens.
- Police the bus center better. drugs, prostitution
- A shuttle or tram or trolley from the neighborhoods to downtown, so one doesn't have to drive or park.
- Downtown should be well-served by transit but not gutted by transit. Right now there is a huge issue with the transit mall being in the center of downtown. Having the downtown be a transit center is not the right way to do that.
- I like the electric buses downtown in Seattle.
- The metro buses are at a depot, more controlled, which is arranged to be safe for the school children and convenient for riders. It should not intermingle people walking and buses coming and going as it does now.
- I think the bus terminal needs to be on the outside of Milwaukie downtown. Cannot add any busses and still maintain Milwaukie character.
- A rapid transit bus system, which would access the neighborhood frequently and take people wherever they want to go, not just downtown Portland. Small buses to run to the larger bus lines, they run very frequently. They access the neighborhoods within 2 blocks, as any house and they would take you to the major lines. Like they have in Honolulu.
- Move bus transit area.
- Stop drug dealing at the bus stop areas around the City Hall.

LIGHTING

- More consistent street lighting that has the character and charm of an older town.
- Street lighting which is not too bright, which sends the light down, not up. No light haze. Must prevent light pollution. The street lights in the north main are okay
- Lights for night time activity.
- Lights in the trees are magical.
- Lighting: I want there to be no dark hiding places, so that it will be safe.

- Cute street lights like at North Main Village - carry those all the way through.
- Electrical outlets in the sidewalks so we could light the trees at christmas like at NW 21st.
- Wooden benches.
- Clean public restroom.

VIEWS

- Strengthen views to the river from Main St. Watch the sunset.
- Utilize the beautiful views of the river.
- Make it so one can see the lake.
- View from inside buildings across water.
- Open up the view to the river by getting rid of junk buildings that obscure the view.
- The view to the far evergreens and hills to the west across the river. Important to see this from City Hall area and elsewhere.
- Build things on this side of McLoughlin with a view of the river.

SOUNDS

- Hear music – a lot of talking, different types of conversations going on
- Quiet but active. You don't hear the rushing of traffic. You can have a conversation on the sidewalk. There are things going on. There are people. But you are not competing with squeaky bus wheels etc.
- She never hears little kids laughing in downtown; she loves to hear it. She heard the other day on Main Street, it really surprised her.
- Want mixed sounds. The sounds of life. Languages, yelling, at each other, music, skateboards, laughing, children laughing, discussions.

DRIVING

- The connectivity to Lake Road is not good. Should improve.
- Downtown is easily accessible to the neighborhoods- streets coming into the city with a minimum of traffic back up.
- Do not want to have a lot of traffic down on the south end.

- Must slow down the traffic on McLoughlin. When I was younger, McLoughlin wasn't a knife cut through the city. Traffic increased and made it so.

ANIMALS

- Fish and birds should be around.
- Geese and ducks.

VISITOR'S CENTER

- Milwaukie visitor's center – a concierge for the city. If someone wanted to know how to walk around, get groceries, someone would show them a walking map of Milwaukie. Kind of like an education center. Spreading the good word about Milwaukie.
- Have a facility in the light rail stations. Could the Oregon Tourism Center move there?

DARK HORSE

- Some kind of museum – Dark Horse have a museum – more interactive with the community.
- It would be nice if Dark Horse consolidated their space into a 4 story building downtown with a museum at the bottom.
- I would like to see Dark Horse step up to the plate and make their quarters more community friendly.
- Dark Horse is unique. It attracts people.
- The storefronts of Dark Horse are dark, black and ugly. They should do something else in their displays or lease space.
- A Dark Horse museum -- it would be interesting. Dark Horse comics is international company and very well known outside of here but people here do not know them. If they did seminars or walking tours, then they are contributing to the city not just present in the city.
- A campus of culture, at a public cluster of three buildings: the library, the Pond House, and hopes to have City buy the lawyer office next to Pond House. Could put a Dark Horse museum and theatre there
- Get Dark Horse into an office space somewhere above the ground floor and convert the retail back to something that is more inviting to downtown.

- (Dark Horse Comics scare the little kids from the school, their ground floor presence does not help Milwaukie.)
- Dark Horse would be in a building large enough for them, but not taking up the street space they do now.
 - Dark Horse has a storefront museum. It would be a draw to the downtown.
 - Downtown storefronts should be shops, not offices (eg Dark Horse)
 - I would never want Dark Horse to move.
 - I would like to see Dark Horse's name associated with things downtown. A Dark Horse movie theater, garbage cans (brought to you by Dark Horse). They are an ecologically sound company. Have them help with the downtown revitalization.
 - People in the community are concerned that if the owner of Dark Horse keeps expanding, the downtown will be all Dark Horse.

LIBRARY

- More huge library with lots of books, more study and quiet room space.
- A place that is conducive for studying and reading quietly.
- Make the Booktique in the Pond house bigger.
- The library would be exactly as it is but maybe even bigger with more green space behind it. I love the library.
- Library and surrounds is the living room of the city, and the busiest place in town.
- Library feels nice because of enclosed space, the Pond house. Would be good to have a bridge between the two so pedestrians can stay off the street.

TREATMENT PLANT

- Move the sewer plant.
- Get rid of the treatment plant.
- Get rid of the sewer plant and put boat moorage, restaurant, hotel, there.
- Any buildings on that site the lower floors will need to be able to take flooding without damage.

NORTH DOWNTOWN

CENTER FOR ENVIRONMENTAL STRUCTURE

- Create a pedestrian underpass to the north industrial area, so there is a better pedestrian and visual connection. Expand the downtown north to the Southgate side and build housing there.
- Near 224, have residential, industrial and community college.
- Develop the industrial area on 99 north of town.

OUR THANKS to the following community members who have told us their hopes, concerns, and desires for Milwaukie, which we have summarized above. We thank them for their time and commitment, and we hope to have a continuing relationship with a group of them as we continue our work for Milwaukie.

Amiel Alo
Dave Aschenbrenner
Heather Andrews
Art Ball
Lisa Batey
Scott Churchill
Carlotta Collette
Jeff Davis
Sherri Dow
Brendan Eiswerth
Rev Sarah Fischer
Mark Gamba

Lisa Gunion-Rinker
Alicia Hamilton
Linda Hedges
Frank Hemer
Val Hubbard
Mart Hughes
Jeff Klein
Gary Klein
Dolly Macken-
Hambright
Matt Meneley
Mick Miller

Ronn Palmer
Ed Parecki
Matt Rinker
Greg Seagler
Dion Shepard
Lisa Shippy
Emma Shippy
Sarah Smith
Cami Waner
Ed Zumwalt
