

# WHAT WE SAW



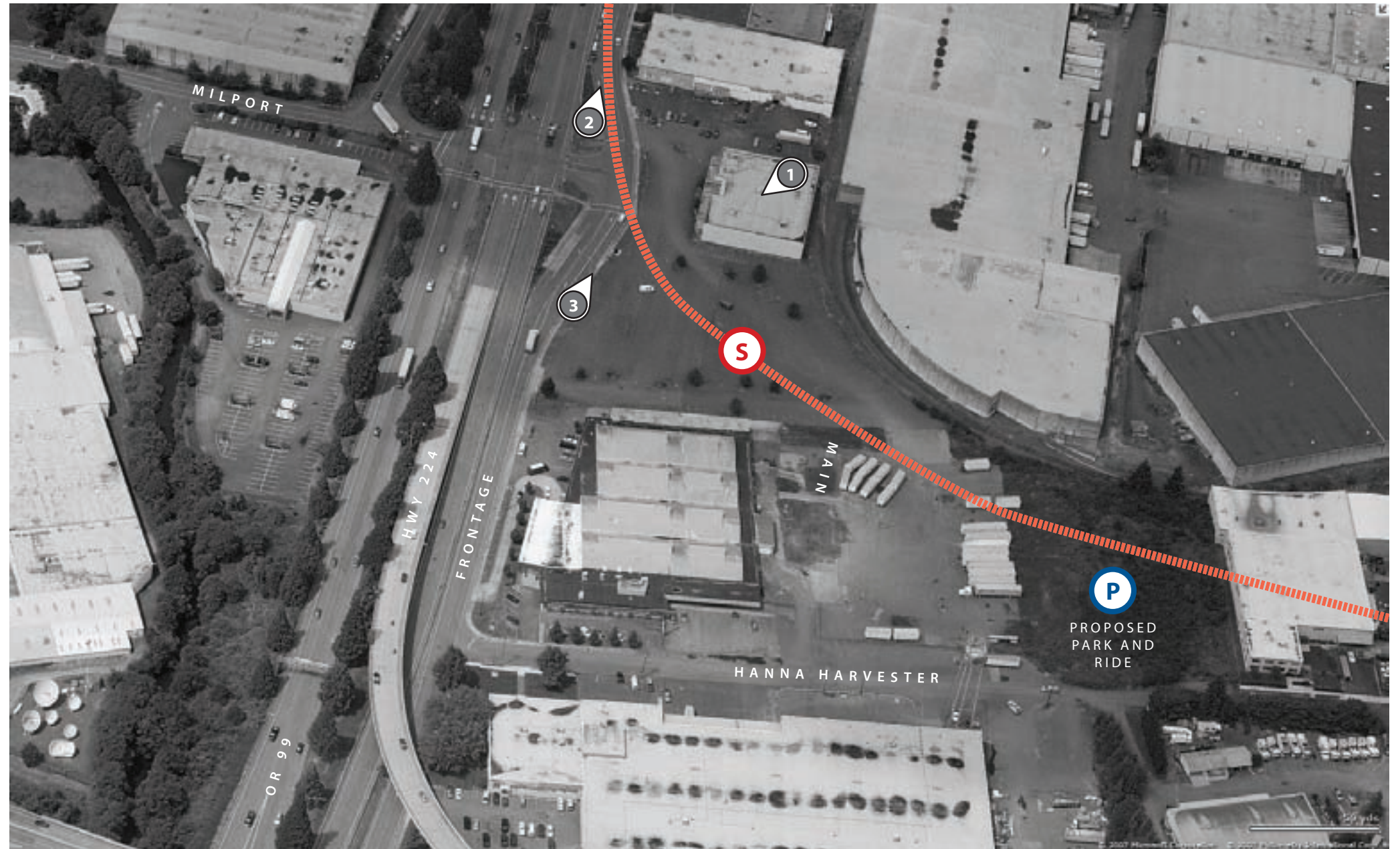
1 PROPOSED MILWAUKIE STATION LOCATION (LOOKING SOUTHWEST)



2 MAIN STREET LOOKING NORTH



3 EXISTING BUS STOP ON MAIN STREET



NOTE: ALIGNMENTS SHOWN ARE DIAGRAMMATIC AND DO NOT REPRESENT PRECISE PROPOSED LIGHT RAIL TRACK CENTERLINES

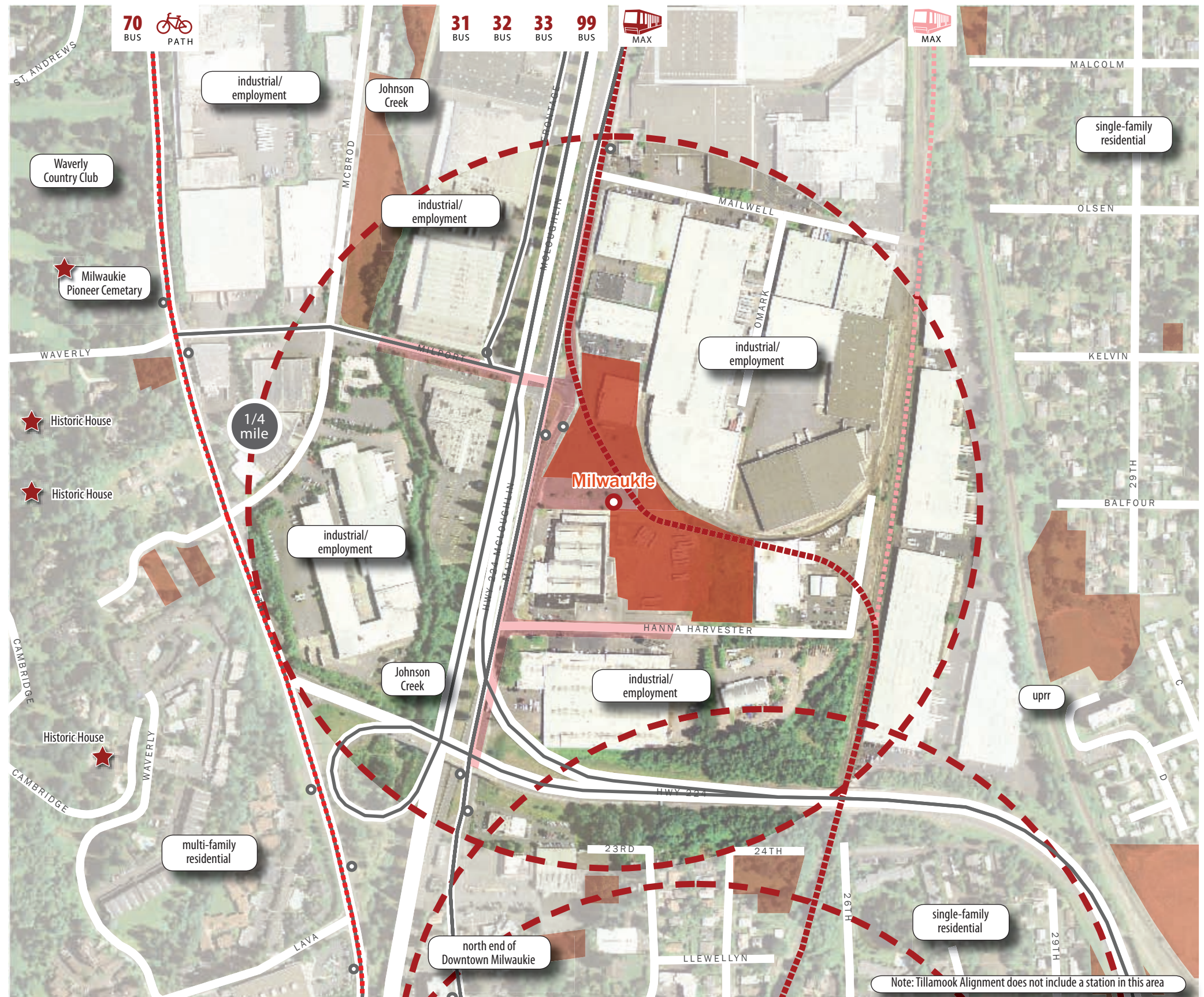
# WHAT WE KNOW

## MILWAUKIE STATION AREA

### NEIGHBORHOODS



### ZONING

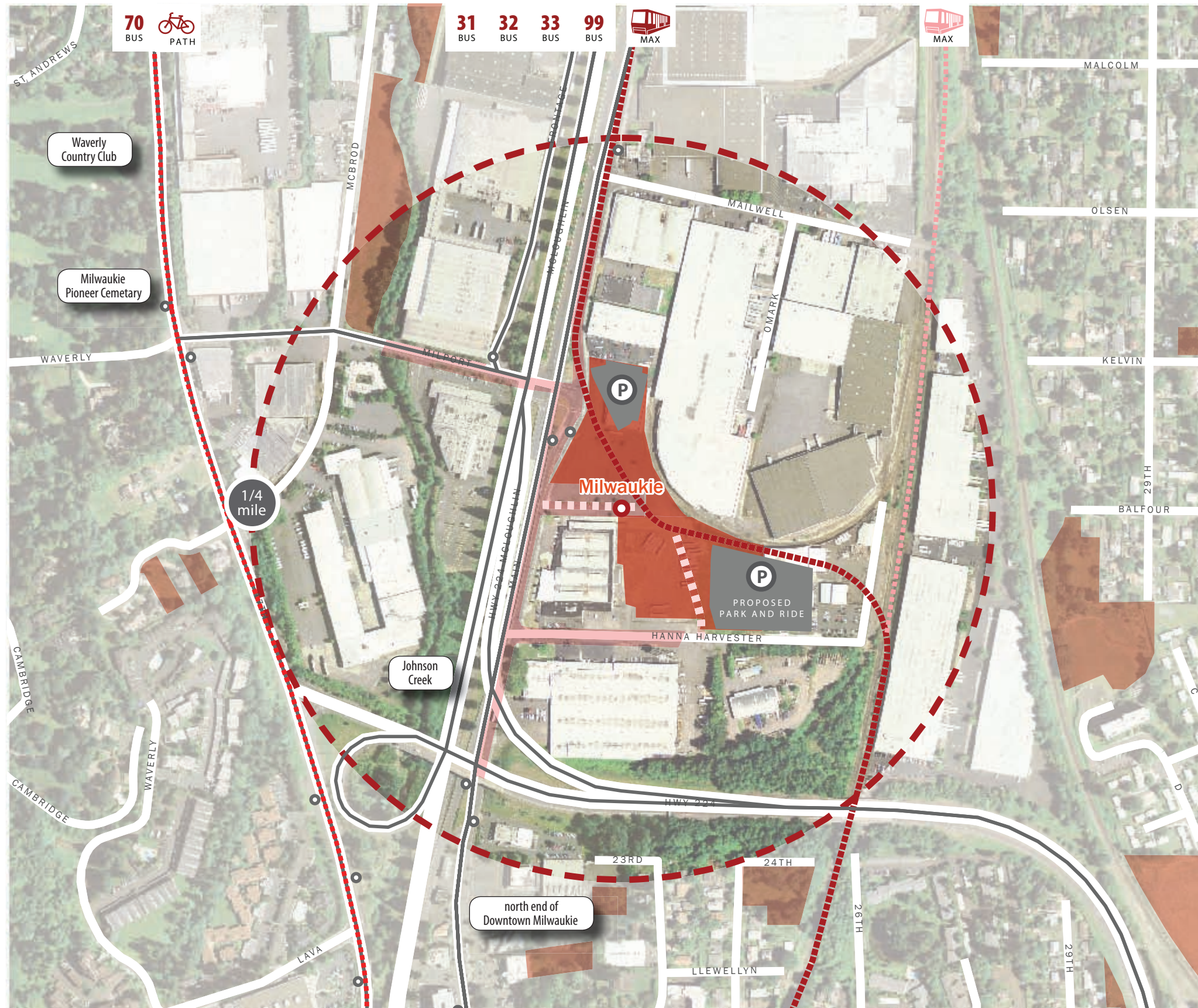


- LRT Alignment
- Bus Route
- - - Bicycle and Pedestrian Path
- Vacant Parcel
- LRT Alternative Alignment
- LRT Station
- Bus Transfer
- - - On-street Bicycle Lane
- Vacant Parcel Adjacent to 5-Minute Walk
- ★ Historic Resource



# WHAT CAN HAPPEN

## MILWAUKIE STATION AREA



### REDEVELOPMENT POTENTIAL

Light rail will not lead to additional development unless the Milwaukie community makes that choice.

This graphic illustrates the locations where re-development may be possible and desirable because the land is vacant or because the value of existing improvements is low compared to the value of the land.

Redevelopment includes rehabilitation of existing buildings and streetscapes as well as new development. The sites are within the downtown area and have zoning that permits mixed use development.

This graphic also depicts the area that is within a 5 minute walk of the station and some suggested improvements in pedestrian connections.