



COUNCIL STUDY SESSION

Ledding Library, 10660 SE 21st Ave
& Zoom Video Conference (www.milwaukieoregon.gov)

MINUTES

APRIL 11, 2023

Council Present: Councilors Adam Khosroabadi, Robert Massey, Rebecca Stavenjord, and Council President Desi Nicodemus, and Mayor Lisa Batey

Staff Present: Joseph Briglio, Community Development Director Ann Ober, City Manager
Justin Gericke, City Attorney
Nicole Madigan, Deputy City Recorder

Mayor Batey called the meeting to order at 5:15 p.m.

1. Development Update – Discussion

Briglio provided an overview of the construction and move-in timeline related to the new city hall. **Briglio** confirmed that demolition is complete, and that construction has started. **Briglio** shared that September continues to be the projected move-in month. **Briglio** announced the Art Selection Committee selected an artist, Pete Beeman, to construct art for the new city hall. **Mayor Batey** inquired about new city hall parking. **Briglio** reviewed the covered and uncovered parking areas. **Briglio** spoke about the inspection process related to historic city hall. **Briglio** explained that the potential new owner of the old city hall will need to go through various requirements to obtain a national registry for the historic building. **Briglio** shared the old city hall proposed blueprint for commercial space. **Briglio** clarified the proposed businesses to occupy old city hall have submitted letters of intent but there can be changes. **Briglio** shared that the 2nd floor of old city hall will have community space. The group discussed potential business turnover in the old city hall. **Briglio** noted that any changes to occupancy within the first 5 years will be discussed with the city prior to those changes. **Mayor Batey** asked about the sculpture garden. **Briglio** confirmed that the sculpture garden is on city owned land and will be maintained by the city. **Briglio** stated that a memorandum of understanding between the city and the new historic city hall owner will allow for city events, like the tree lighting, to continue.

Briglio shared additional updates on current developments within the city:

- Coho Point – The developer is waiting for the Federal Emergency Management Agency to review the development plan.
- Sparrow Site – This site is considered a landbank with a future site goal of an affordable housing project.
- Harrison & Main Street Site – Development was explored in 2017. Currently, the site is not a priority but will be revisited in a year.
- Milwaukie Marketplace – There are new commercial spaces coming online. New Seasons will open in 2024.
- Birnam Oaks – This 100-unit apartment development is close to completing phase 1 of development.
- Seven Acres - Construction will be completed summer 2023.
- Dogwood Station – This project is on hold and development is slated to be workforce housing.

- Bonaventure Senior Living – Construction to begin Spring 2023.
- Hillside Park – This development is a 100% Affordable Housing Project. Phase 1 proposed property information is available.
- Milwaukie Courtyard Housing Project – This project consists of two properties and will have 36 owner occupied units.
- Henley Place – There will be 178 apartment units. Construction is to be completed late summer or early fall 2023.
- 32nd Ave Mixed-Use Building – In 2022 the planning and building approval expired.
- Peake Funeral – There is an active demo permit for the property but no proposal.
- Harmony Park Townhomes – Phase II has been completed.
- Railroad Ave Estates – No building update but is platted for a 7-lot subdivision.
- Elk Rock Estates – A 5-lot subdivision. The frontage improvements are nearly complete.
- Middle Housing Project – The first middle housing project designated for 10271 SE 40th Ave is in the building review stage.
- Middle Housing Project – The second middle housing project is in the planning phase and would be located at 10705 SE 52nd Ave.
- Middle Housing Projects in Pre-Application Phase: 1600 SE Lava Drive, 11909 SE Stanley, 5606 Se Monroe St, 9815/9833 SE 17th Ave
- Murphy Site – An opportunity site; one of a few very large lots left in Milwaukie.

Mayor Batey inquired about the status of Providence's desire to build Senior Housing. **Briglio** stated he was unsure. **Briglio** shared data on permit applications and inspections. **Briglio** reiterated that the state legislature is pushing for the creation of more housing. The group discussed their enthusiasm for seeing Middle Housing being developed.

2. Adjourn

Mayor Batey announced that after the meeting Council would meet in executive session pursuant to Oregon Revised Statute (ORS) 192.660 (2)(h) to consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed.

Mayor Batey adjourned the meeting at 6:07 p.m.

Respectfully submitted,

Suzanne Couttouw

Suzanne Couttouw, Administrative Specialist II