

SPECIAL SESSION

AGENDA

MILWAUKIE CITY COUNCIL JANUARY 9, 2012

MILWAUKIE CITY HALL
10722 SE Main Street

SPECIAL SESSION

REGULAR SESSION – 7:00 p.m.

- | | Page
No. |
|---|---------------------|
| 1. CALL TO ORDER | |
| Pledge of Allegiance | |
| 2. Baseball Feasibility Report - Phase 1 | 1 |
| Staff: Community Development/Public Works Director Kenny Asher | |
| A. City Council Goal Discussion | |
| B. Staff Report and Consultants' Presentation | |
| C. Citizen Comment Period | |
| D. Additional Staff and Consultant Comments (if needed) | |
| E. City Council Direction – Resolution | |
| 3. ADJOURNMENT | |

Public Information

- **Executive Session**: The Milwaukie City Council may meet in executive session immediately following adjournment of the regular session pursuant to ORS 192.660(2).
- All discussions are confidential and those present may disclose nothing from the Session. Representatives of the news media are allowed to attend Executive Sessions as provided by ORS 192.660(3) but must not disclose any information discussed. No Executive Session may be held for the purpose of taking any final action or making any final decision. Executive Sessions are closed to the public.
- The Council requests that all pagers and cell phones be either set on silent mode or turned off during the meeting.



Agenda Item: 2.
Meeting Date: 1/9/12

COUNCIL AGENDA ITEM SUMMARY

Issue/Agenda Title: Baseball Feasibility Report – Phase 1

Prepared By: Kenny Asher
Dept. Head Approval: Kenny Asher
City Manager Approval: Bill Monohan
Reviewed by City Manager: 12/30/11

ISSUES BEFORE THE COUNCIL

Staff is requesting Council accept feasibility reports completed in Phase One of the minor league baseball project.

STAFF RECOMMENDATION

Staff is recommending Council authorize staff to commence Phase Two with associated tasks and objectives.

KEY FACTS & INFORMATION SUMMARY

Council adopted Resolution 89-2011 launching Phase One of the “Bring it Back” project and authorizing the City Manager to execute contracts with professional advisors to assist with achieving the Council goal of attracting minor league baseball to the City of Milwaukie.

OTHER ALTERNATIVES CONSIDERED

Council may modify the requested action in numerous ways. The Council may elect to accept the Phase One findings but not proceed to Phase Two, or to modify the plan for Phase Two as Council see fit. Council may also elect to pause the study until further notice, should Council wish to advance through the 2012-13 budget process before proceeding.

CITY COUNCIL GOALS

Council established goals in April of 2011. Goal 2 expresses the desire to explore the opportunity to bring minor league baseball to Milwaukie and to secure the ODOT property in the North Industrial area.

ATTACHMENT LIST

1. Report to City of Milwaukie: Community Outreach Efforts Regarding Proposal to Build a Minor League Stadium in Milwaukie – Innovative Campaign Strategies
2. Milwaukie Ballpark Feasibility Study – 360 Architecture
3. Summary of Expenses through 12/31/11
4. Resolution

FISCAL NOTES

The fiscal impact of this action is to sanction expenditure of funds already budgeted and encumbered for community development/economic development purposes to continue the exploration of the feasibility of the Council's goal. Phase One expenditures were \$61,923.



To: Mayor and City Council

Through: Bill Monahan, City Manager

From: Kenneth Asher, Director of Community Development and Public Works

Date: December 29, 2011, for the January 9, 2012 Regular Session

Subject: Report on Phase One Feasibility Findings Regarding the Minor League Baseball Project

ACTION REQUESTED

Staff is requesting Council accept feasibility reports completed in Phase One of the minor league baseball project and authorize staff to commence Phase Two with associated tasks and objectives.

HISTORY OF PRIOR ACTIONS AND DISCUSSIONS

October 2011: Council adopted resolution 89-2011 launching Phase One of the “Bring It Back” project and authorizing the City Manager to execute contracts with professional advisors to assist with achieving the Council goal of attracting minor league baseball to the City of Milwaukie.

September 2011: Staff reviewed with Council a range of professional advisory services that the Council could consider engaging in support of the minor league baseball project.

August 2011: Staff updated Council on efforts undertaken between October 2010 and July 2011 related to Council’s goal of attracting minor league baseball to Milwaukie.

April 2011: The Council adopted resolution 46-2011 identifying the pursuit of minor league baseball as a high-priority economic development initiative.

October 2010: Council engaged in a work session discussion on exploring minor league baseball as an attractor for Milwaukie’s revitalization. Council directed staff to investigate the possibility of siting a Single A minor league ballpark in the City, and attracting a team.

BACKGROUND

In April 2011, the City Council established a goal of attracting destinations to Milwaukee, in support of economic development and livability goals. A minor league baseball stadium, if successfully built and leased in the City's North Industrial District, would achieve these goals while leveraging the City's investment in the Portland-Milwaukee light rail project.

In October 2011, City Council set out to assess the feasibility of the goal in four areas: Site Feasibility; Facility Feasibility; Team Feasibility; and Financing Feasibility. Staff agreed to brief Council on each feasibility element and to gain Council approval prior to advancing from one phase to the next. This report and resolution summarize findings from Phase One and request Council approval to begin the next phase.

Phase One was focused on two areas: Community Outreach and Site Feasibility. The city engaged Innovative Campaign Strategies (ICS) to lead public outreach efforts in all phases of the project, and 360 Architecture to determine the feasibility of the site and facility. The city engaged a third firm, Capital Project Consultants (CPC), to provide project management information, including constructability data, project risks, cost estimates, and site acquisition advice.

Attachment 1 is the Community Outreach Report, in its entirety, from ICS.

Attachment 2 is the Site Feasibility Report, in its entirety, from 360 Architecture.

CPC will provide present preliminary findings to Council at the December 9th meeting, based on information gathered by that firm in Phase One. There is no written report from CPC as yet.

The remainder of this staff report summarizes findings and recommendations from the studies undertaken in Phase One; outlines tasks and objectives planned for Phase Two; and updates the Council on project expenditures to date.

Community Outreach: Findings and Recommendations

At the October 4 City Council meeting, the Council clearly directed staff to begin a public involvement process as quickly as possible, and with an emphasis on listening to the opinions of the community without trying to exert influence. ICS took this direction and configured a Communications Plan that featured three city-sponsored "Listening Lounges," dozens of meetings with community and neighborhood leaders, specific outreach to business owners in the North Industrial area, and development of an online presence through Facebook and Gmail. Through these efforts, the project has introduced a communications dialogue with several hundred Milwaukians.

The themes that were voiced by the community in Phase One were consistent, whether presented in the Listening Lounges, online, or in face-to-face interviews with ICS staff. Most people expressed qualified support for the concept. Most people, whether supportive or not, wanted more information before reaching a final position. The top two concerns that were voiced were 1) financing, including costs to individual property owners or cost to the city more generally; and 2) traffic and noise impacts, especially on

the Ardenwald neighborhood. People more active in city affairs also shared a concern about the project hurting other city priorities.

ICS recommends proceeding to Phase Two, based on the community outreach gathered thus far, with the objective of answering questions gathered in Phase One. These would include:

- Gathering and sharing information on costs, benefits and economic impacts
- Gathering and sharing information on uses other than baseball that will be accommodated by the facility
- Gathering and sharing information with a broader public
- Maintaining or improving the project's online presence
- Creating a representative task force to make certain recommendations to the City Council

Site Feasibility: Findings and Recommendations

360 Architecture was charged with taking the limited information previously collected by the City related to the ballpark concept and site (9002 SE McLoughlin), and testing to see whether the site could be made feasible for Single A, professional baseball. The architecture firm conducted its work by visiting the site, gathering data from the city, ODOT and TriMet, and working with city staff and the other advisors. 360 Architecture has designed numerous baseball stadiums and was selected for the Milwaukie project in part to critically evaluate the city's notion the ODOT site could accommodate minor league baseball specifications and contemporary ballpark features and amenities.

The architecture team began its process by identifying project goals with the staff, advisors and members of Council. The following goal statement helped 360 clarify the kind of project that would need to be made to work on the site:

The new ballpark will be a community-friendly, all-weather/multi-use facility that will be a source of community pride. The ballpark will be a regional facility that can stimulate investment in the community and will symbolize the re-birth and growth of the City of Milwaukie. The development of the ballpark will repurpose a historic landmark while creating a new venue for fun, family activities.

360 found that the site is feasible for professional baseball. The field can be oriented north-northeast (home plate to center field), or south-southeast, which are both acceptable options. The site is well served by transportation networks, and its proximity to a light rail station diminishes the parking demand by an assumed 30 percent.¹ Recommended parking is typically one stall for every three spectators; the Milwaukie ballpark is assumed to have a maximum capacity of 4,825 spectators. Normally this would require just over 1,600 spaces. With transit, the number of required spaces drops to 1,126. 360 identified 1,865 public and private spaces within a mile of the site. 360 recommended that the apparent parking sufficiency be studied in more detail in conjunction with a traffic impact study at a later date. In every option studied, Main

¹ Based on historical transit use for sporting events in the metro region. TriMet intercept surveys conducted at Jeld Wen Field/PGE Park over multiple years has been consistently measured transit mode share at 45% - 50%.

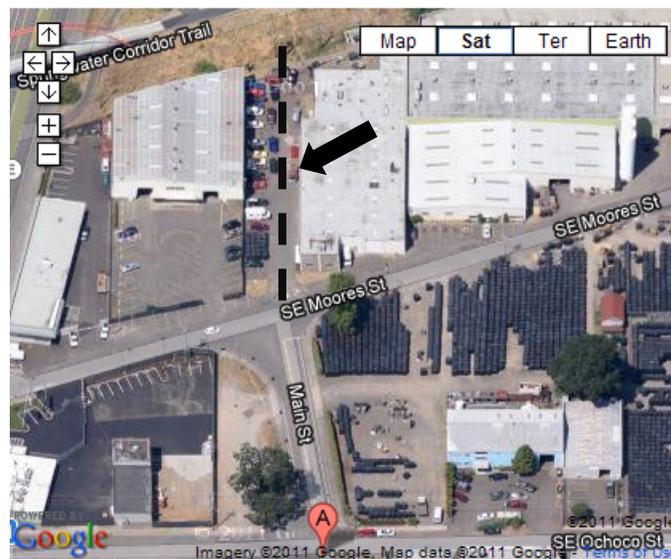
Street is rerouted around the site to allow freight traffic to connect with Ochoco. Truck turning movements are preserved. The flatness of the site and its zoning were found to support the intended use as well.

There are several site challenges to consider. The first is the relatively high water table, which will preclude “sinking” the field below street level. Facilities built with a sunken field enjoy cost and spectating advantages that will be unavailable on this site. The second site constraint is the relatively narrow north-south dimension. A ball park will fit on the ODOT site, however the narrow north-south dimension will require one (or more) of three adjustments:

- Construction of a higher outfield fence in the short dimension to conform with minor league playing field specifications
- Relocation of Beta Street to the south (south of the ODOT site)
- Acquisition of additional property north of the ODOT site

Any or all of these adjustments may be feasible, but each require additional study, conversations with adjacent property owners, and more information about cost implications.

Two final site considerations are utilities and pedestrian circulation. Existing utilities (city and private) will almost certainly need to be relocated as part of the project. 360 also strongly recommends working with other public agencies and neighboring properties to create a new bicycle/pedestrian connection from the Springwater Corridor trail directly to Main Street as shown below:



360 developed three options for orienting the facility on the site. Two of the three utilize only the ODOT property, and a third utilizes additional land to the north of the ODOT yard. Two of the options are oriented south-southeast; one is oriented north-northeast. Principals from 360 will present the three options at the January 9 meeting, although the Council will not be asked to select a preferred option at this time, observations and comments from the Council are encouraged (see Attachment 3 – Resolution).

All of the options retain the historic ODOT building and the trees that front it on McLoughlin, however the relationship between the facility and the historic building is altered in the various options and should be understood prior to selecting a field orientation. Related to the historic structure, 360 also factored into the Phase One work, a range of alternate uses for the facility and historic structure that would supplement minor league baseball before, during and after baseball season. These uses will be further refined if Council elects to advance the project to Phase Two, but could include other sporting events (football, soccer, amateur and collegiate baseball, meeting room space for public and corporate events, food festivals, art fairs, community celebrations, etc.).

360 commissioned preliminary noise and light studies for baseball uses (not for possible supplemental uses like concerts, etc). Based on pre-design calculations, neither impact encroaches on residential areas in any great measure. However, the studies are preliminary and additional studies would be warranted during design development (should it occur) to measure these impacts more precisely.

360 recommends proceeding to Phase Two, based on the site feasibility analysis. The firm finds that the site, though compact, can accommodate a Class A ballpark facility, and that the site constraints actually support the creation of unique design solution that will stitch the facility into the surrounding urban environment. The design team recognizes that the project provides an opportunity to create a significant public gateway building for the City of Milwaukie, while breathing new life into an abandoned historic landmark.

Capital Project Consultants: Findings

During Phase One, CPC focused on supporting the City's efforts to relocate ODOT's Region One maintenance yard and facilities, and on making preparations to put a cost estimate to the site and facility design start.

Regarding the ODOT relocation, ODOT has indicated a willingness to relocate to facilitate the project. The Oregon Department of Transportation has developed a program outline describing its needs, which include 60 parking stalls for equipment, 6,000 square feet of office space 41,000 square feet for vehicle storage and maintenance, a fueling station, a vehicle wash station, plus an additional 10,000 square feet for materials storage. A fenced and secure parcel of approximately four acres could meet these needs somewhere within the maintenance unit's district, which extends south to the City of Mollala. CPC has toured several sites with ODOT officials and city staff, and they have discussed the real estate transaction complexities associated with the relocation. These discussions would progress in future phases of the project.

CPC is also gathering the information necessary to put together a meaningful cost estimate for Phase Two. Information about the facility type (e.g. construction methodology, alternate uses/space needs, etc) is required, along with assumptions regarding utility relocations, site access improvements, historic building remodel assumptions (if any), and ODOT relocation costs. CPC is gathering geotechnical and other information to help inform the designers about the water table issue, site drainage,

street relocations, and building program requirements (e.g. team store, scoreboard type, seating, etc.)

Bob Collier of CPC will provide a progress report at the January 9th meeting.

Tasks and Objectives Planned for Phase Two

Phase Two, should Council choose to proceed, is expected to last from January through early April 2012, during which time the project team would delve more thoroughly into the facility itself, and the various costs and benefits associated with pursuing the project. These are assumed to be both financial and non-financial. Staff recommends Council accept the recommendation of the Communications Advisor and seat a Task Force which would supplement the various other outreach efforts that would continue.

Specifically, the Phase Two work program consists of the following:

- Broaden the Community Outreach effort, through formation of a Task Force, increased online presence, continued meetings with stakeholders and possible project partners, and beginning discussions of what a Good Neighbor Agreement would need to include.
- Move from site feasibility to facility feasibility by developing one of the three options presented by 360, developing a conceptual design for the building itself, including the selection/elimination of alternate uses, ensuring constructability with regard to possible light rail construction and freight movement conflicts, and finalizing a preliminary cost estimate.
- Conduct an Economic Impact Analysis, once costs are better understood, possibly to assess things like potential annual event and attendance levels, potential financial performance of the facility and anchor tenant (team), budgetary impacts on city finances, market demand for corporate sponsorships and participation, estimated fiscal and economic impacts locally and regionally, performance of competitive and comparable facilities, potential demand for additional tenants, funding capacity of tax and other revenue streams, analysis of market share between Marion, Clackamas/Multnomah and Clark Counties, case studies of similar projects, redevelopment opportunities in the immediate North Industrial area and downtown, mixed use development opportunities on-site, etc.
- Continue negotiations with ODOT related to relocation of the Region One maintenance yard.
- Begin formal discussions with the Northwest League (NWL) regarding relocation of a NWL team to Milwaukie.

CONCURRENCE

No concurrence has been specifically sought for this action. Many opinions have been collected from neighborhoods and other interested parties regarding the wisdom of continuing the exploration of minor league baseball in Milwaukie. The City's Finance Department has consulted on budget resources for conducting the feasibility study. North Industrial property owners have expressed a range of opinions about the project,

and have not expressed outright opposition thus far. Continued operations for warehousing and other business activities in the district are repeated as the industrial neighbors' highest concern.

FISCAL IMPACT

The fiscal impact of this action is to sanction expenditure of funds already budgeted and encumbered for community development/economic development purposes to continue the exploration of the feasibility of the Council's goal. On October 4, 2011, staff presented a Phase One Feasibility study budget to Council of \$84,500. Actual Phase One costs were \$61,923. Prior to Phase One, in the period from October 2010 to September 2011, project expenses were \$19,537. (Pre-Phase 1 costs included a "Best Use" study of the proposed site, project brochures and an economic opinion of the multiplier effect from stadium construction). Phase Two costs are budgeted at \$64,000. This budget remains a good estimate of likely costs to be incurred over the next three months, although the final scope and cost of the economic study could drive the Phase Two budget over this amount. Staff anticipates taking direction from a Task Force and the Council prior to engaging a firm to conduct the economic impact analysis. Council will be able to balance the desire to study multiple economic factors with the project budget. The city has also incurred \$7,704 in City Attorney costs on the project to date related to the real estate negotiation with ODOT. For a complete breakdown of project costs, see Attachment 3.

WORK LOAD IMPACTS

The action has significant work load impacts to consider. The Community Development Director is dedicating nearly all project-related availability to this project. Directors from other Departments, including Planning, Engineering and Operations, have contributed less time to date; however time commitments from multiple departments, including Finance, will increase with each passing phase. Task Force meetings will likely add four or five evening meetings to an already-crowded after-work-hours meeting schedule. Staffing the task force, in addition to the consultant team (and adding another consultant to do the economic study), will stretch community development staffing resources even further. All of these workload impacts can be accommodated; however Council should take these into account when considering the requested action.

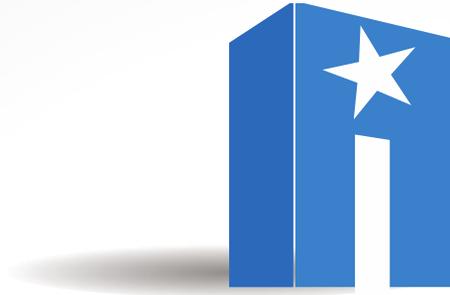
ALTERNATIVES

Council may modify the requested action in numerous ways. The Council may elect to accept the Phase One findings but not proceed to Phase Two, or to modify the plan for Phase Two as Council sees fit. Council may also elect to pause the study until further notice, should Council wish to advance through the 2012-13 budget process before proceeding. Council may request that the Phase One findings and conclusions be reviewed or retested by other advisors, or by a broader swath of the community. Council might also direct staff to more aggressively pursue economic development or redevelopment partners prior to conducting the second phase as described.

The staff recommends that Council approve the requested action, as described in the attached resolution (Attachment 4) accepting Phase One findings and moving the project to Phase Two as outlined in this report.

ATTACHMENTS

1. Report to City of Milwaukie: Community Outreach Efforts Regarding Proposal to Build a Minor League Stadium in Milwaukie – Innovative Campaign Strategies
2. Milwaukie Ballpark Feasibility Study – 360 Architecture
3. Summary of Expenses through 12/31/11
4. Resolution



Innovative Campaign Strategies

Report to City of Milwaukee: Community Outreach Efforts Regarding Proposal to Build a Minor League Baseball Stadium In Milwaukee

January 9, 2012

ICS Community Outreach Report

- The Milwaukie City Council and the Mayor asked ICS to conduct a thorough community outreach effort on their behalf around the Councils' stated goal of bringing minor league baseball to Milwaukie. From the beginning the Mayor and the Council were very clear. Listen to the citizens of the city and catalogue their interest, concerns, and questions about the proposed baseball project.
-
- Over the past 3 months Innovative Campaign Strategies has engaged the citizens of Milwaukie in an unprecedented public outreach effort to explore building a multi-use single A baseball stadium in Milwaukie.
-
- This project included layers of outreach to ensure Milwaukie residents had multiple opportunities for input.
-
- Outreach over the past 3 months included:

**3 COMMUNITY
SPONSORED
LISTENING
LOUNGES**

**COMMUNITY
AND
NEIGHBORHOOD
LEADER
MEETINGS**

**NORTH
INDUSTRIAL
BUSINESS
OUTREACH**

**DEVELOPMENT
OF ONLINE
COMMUNITY
CONVERSATION**

Recommendations

It is clear that the citizens of Milwaukie are interested in the stadium project and that they will require more information before making a commitment to supporting the stadium. Although the majority of the feedback we received expressed interest or support for the concept of building a Single A multi use baseball stadium, even supporters had questions. The outreach meetings produced lots of good questions and residents are now awaiting answers.

In all of our outreach we had very consistent themes running through the feedback. The top 2 concerns amongst residents are financing and negative community impacts like noise and traffic. For those who are active on city commissions, NDA's or non-governmental groups that work on growth, planning and development the 3rd concern is consistently "will other projects be derailed?"

Overall our recommendations all have to do with getting answers to the questions we have collected in the initial outreach phase.

1. Proceed with an economic impact study so residents and business owners have information on costs and potential benefits.
2. Proceed with conversation with architecture firm and others to determine design and build costs of proposed stadium that will accommodate as many of the additional uses requested by residents as is reasonable.
3. Expand resident and business owner outreach beyond the group of 200 or so active people we have been able to reach so far.
4. Continue an active online presence as a way to facilitate the stadium conversation.
5. Create a citizen task force to make recommendations to the City Council on both the scope of the economic impact study and the stadium design.

Consistent Themes from City Residents

As a city uniquely close to the downtown business district of the City of Portland, Milwaukie has a complicated view of itself and its role in the Portland Metro economy. Many residents commute into Portland and use services in Portland or other areas of Clackamas County. Milwaukie is a small city literally divided. Highway 224 runs through its neighborhoods and Highway 99/McLoughlin disconnects downtown Milwaukie from the riverbanks of the Willamette River-not to mention the heavy rail line bisecting the neighborhoods further. Because of these divisions and Milwaukie's relationship with Portland, residents of Milwaukie and their leaders have a hard time describing their town and who lives here.

When speaking to residents of Milwaukie we heard a small set of common concerns about the City and the proposed baseball project. Addressing these concerns will be key for the Mayor and the Council moving forward.

Particularly in meetings with community and neighborhood leaders there were a couple of themes that really stuck out and were consistently repeated by multiple parties.

FINANCIAL QUESTIONS

COMMUNITY IMPACT

What kind of town is Milwaukie?

When we asked this question we consistently received the same answer:

A town that for retired people with most people over the age of 50.

A town for young families getting priced out of housing in Portland, looking for a smaller community.

While these 2 subsets have some priorities in common, like street enhancements, they have a very divergent view of financial priorities and risks. This leads to complicated social politics and a clouded vision of what the City of Milwaukie should strive to become.

Listening Lounges

As part of our outreach program we organized 3 public “Listening Lounges/Forums”. The intent of the forums was to give members of the public the opportunity to voice their initial concerns and comments and to any ask questions they had about the proposed stadium to the Mayor and Members of the Council. The majority of the city’s elected leaders were in attendance at all the Listening Lounges. This gave the Mayor and the Council members the opportunity to hear feedback directly from the residents of Milwaukie in a more casual setting than council meetings.

The forums were designed specifically to collect as much information as possible from as many residents as possible and included ground rules for conduct, time limits for speakers, and written feedback forms for citizens who choose not to speak or simply wanted to add written feedback.

Mayor Ferguson welcomed everyone to the meetings and informed them of the ground rules, which included civility and courtesy to all present. Paige Richardson from ICS moderated all 3 meetings. Participants were asked to speak for 60 seconds only and all comments were recorded by video and transcribed in real time at the meeting. The time limit was designed to allow people to give detailed comments but make sure that no one person dominated the session. In all 3 meetings everyone who wished to was able to speak. In addition, we were able to give second and sometimes third and fourth turns to residents with a lot on their minds.

At the second listening lounge Anton Foss from 360 Architecture and Bob Collier from Capital Management Partners, who both have extensive experience working on stadium projects like the Milwaukie proposal, were in attendance to answer general questions from citizens on similar projects. While these forums were designed as information intake opportunities, by the third event the Mayor did answer some preliminary questions.

Listening Lounge #1 – Ardenwald Elementary

Listening Lounge #1 was held on Thursday, October 27th from 6:00-7:00 pm at Ardenwald Elementary. A show of hands revealed of the counted 62 total attendees approximately 90% were residents of the City of Milwaukie and 50% were residents of the Ardenwald neighborhood.

In cases where neutrality is used as a measurement it should be noted that while comments do not clearly reflect a “pro” or “con” opinion many of the neutral comments clearly reflect the need additional information before supporting the stadium.

18 Comments were clearly supportive or positive about the proposed stadium. The most frequent positive comments expressed support for the following reasons:

- Belief that a minor league stadium/team will bring economic opportunity and jobs to the City of Milwaukie.
- Will create a strong sense of community pride.
- Will provide family friendly activities for residents of Milwaukie and the surrounding area.
- Will provide a facility for multiple uses.

Ardenwald Summary Cont.

Two comments were clearly negative or not supportive of the proposed stadium. The negative comments expressed concern for the following reasons:

- Belief that a minor league stadium/team will not bring economic development or jobs to the City of Milwaukie.
- Concern that it will drive up costs and drive overuse of community service (such as water services).
- Concern that it is pushing other important projects aside.
- Strong concern that it will create too much noise for the community.

Six comments were not clearly positive or negative and expressed specific concerns to be addressed. The most frequent neutral comments expressed were the following:

- Will bring more noise to Ardenwald, which already deals with noise problems (train).
- Smaller concern about lighting impacts on Ardenwald residents.
- Concern about financing of the stadium and if the City can afford to build it.

Listening Lounge #2 Milwaukie Elementary

Listening Lounge #2 was held on Wednesday, November 9th from 6:00-7:00 pm at Milwaukie Elementary School. We counted 57 total attendees and a show of hands revealed that nearly all of the attendees were residents of the City of Milwaukie.

As previously stated the second lounge was unique in that Anton Foss from 360 Architecture and Bob Collier from Capital Management Partners were on hand to directly answer questions and give residents a better framework from which to consider this project. It was clear from the beginning of our outreach efforts that a fair number of the residents we were talking with had little or no interest or experience in baseball. Anton and Bob were invited to the second Listening Lounge to give citizens better context for the project.

Breakout of the topics discussed at Listening Lounge #2:



Listening Lounge #3 Linwood Elementary

Listening Lounge #3 was held on Thursday, November 17 from 6:00 to 7:00 pm at Linwood Elementary School. A show of hands revealed well over 90% of 68 counted attendees were residents of the City of Milwaukie with a much larger variety of neighborhoods represented. 24 attendees made public comments and most made second and third comments as well.

Summary of comments at Listening Lounge #3:

13 commenters were clearly supportive or positive about the proposed stadium. The most frequent positive comments expressed followed those from previous lounges:

- Belief that a minor league stadium/team will bring economic opportunity and jobs to the City of Milwaukie.
- Will create a strong sense of community pride.
- Will provide family friendly activities for residents of Milwaukie and the surrounding area.
- Will provide a facility for multiple uses.

Linwood Summary Cont.

Five were clearly negative or not supportive of the proposed stadium. The negative comments expressed concern that also followed those from the previous lounges:

- Belief that a minor league stadium/team will not bring economic development or jobs to the City of Milwaukee.
- Concern that it will drive up costs and drive overuse of community services (such as water services).
- Concern that it is pushing other important projects aside.
- Strong concern that it will create too much noise for the community.

Eight were not clearly positive or negative and expressed specific concerns to be addressed. The most frequent neutral concerns expressed were the following:

- Will bring more noise to Ardenwald, which already deals with noise problems (train).
- Smaller concern about lighting impacts on Ardenwald residents.
- Concern about financing of the stadium and if the City can afford to build it.
- **Strong concern that the City and the Council were heading aggressively toward a stadium without a clear understanding of the economic impacts of the stadium.**

Community Leader Meetings

During Phase 1, ICS met with numerous community leaders to gauge interest levels of their organizations and their personal concerns, questions and comments. Most meetings lasted well over an hour and were attended by 1-2 ICS principals. At the end of the meetings the neighborhood leaders were asked for other ideas to promote economic development in the City of Milwaukee.

Due to the length and causal nature of the meetings, the reporting is broken down into 4 categories. **Comments, Concerns, Questions and Other Economic Development Ideas.** Some meetings didn't produce a concern or an economic development idea but had more questions. These conversations were conducted in a casual atmosphere and this is our best interpretation of the conversations.

The Historic Milwaukee NDA sent an email to the City Council with a detailed list of questions they would like answered. That list will be included at the end of this section.

Comments from Neighborhood and Community Leaders

Milwaukie is the City of Dreams but doesn't follow through with anything. There are 10-15 people who are super motivated and no one else cares. The waterfront is a prime example, the city talks and talks about it but nothing is happening. Light rail is a huge issue. The city needs to fix things.

Bulk of people who come to her NDA meeting are not supportive. Supporters are nostalgic and want civic pride aren't looking at the numbers. If property values go up that is a good thing. Must be multi-use.

Would be good for Milwaukie if it is thought out and there is a plan.

There must be solid research, like 1000 people, not Tri-Met style. Baseball is old news, people are playing soccer We need sidewalks.

Economic feasibility study must specific on what types of jobs will be provided, not just minimum wage ones. Need a complete Milwaukie plan. Library needs a children's art center. Community pride might be worth it.

Comments Cont.

Milwaukie is stuck with \$2m tab for Tri-Met. Ardenwald is against it. Parking is a big concern. Dark Horse is a problem. Milwaukie was an older community but now more families are moving in and it is becoming more active. Outreach should do more cold calls and canvassing.

Don't think baseball and the riverfront project are in conflict with each other. Baseball is a very positive thing . Plenty of room in metro area for PDX to have AAA team and Milwaukie have a A team. This is a very advantageous situation with huge opportunity to create a venue to serve the community. Milwaukie needs to plan for people who don't live here yet, like younger families. There is a large anti-tax mentality in Milwaukie and Clackamas.

With resources currently available baseball might not be the best option. Things have already passed the commission and then become stagnant. Younger families are moving in. The Riverfront Park project cannot be derailed. Lots of reports on NDA listserv and not all are good.

Comments Cont.

We need jobs! If we keep things the same we won't have anything around to do the things we want to do. We must increase the economic vitality of the area. I trust our city council to do what is best for the community.

Concerns from Neighborhood and Community Leaders

Most of the concerns repeated by the leaders were centered on 2 key areas:

- Financing
- Negative impact for neighbors

Recurring questions included:

- How much will it cost?
- What will the return on investment be?
- How will this create high wage jobs?
- How will it be paid for?
- Who will pay for it?
- What projects would be derailed because of the stadium?

Concerns Cont.

Initially, there were more concerns about the impact of noise and light on the Ardenwald neighborhood, even from residents of other areas. But the conversations quickly moved to concerns about costs. Many neighborhood leaders in particular wanted to see city money going to sidewalks and other projects already talked about.

The other concerns that were consistently repeated centered around traffic and actual jobs created by the stadium. It was fairly universally agreed that if the city is going to move forward it should commit to an economic feasibility study.

A small group of vocal individuals shouldn't continually derail moving the community forward.

This won't save Milwaukie, it is a pipedream. By the time it is paid for it won't pay for itself. We can't use it as multi-use because it rains here. **The process is going too fast.** The impacts don't pass the sanity check. Baseball games are much more than 60 decibels. There needs to be 3rd party and multiple studies of noise and sound. There should be a community feasibility committee chosen by the community or neighborhoods. More feasibility studies on light. Business community hasn't crunched the numbers. Taxpayers need protection.

Concerns Cont.

Noise and lights are a concern. Worried that if there is a negative impact study then the city is too far down the road and Milwaukie becomes the case study. Doesn't believe anyone will use it.

Initially we were concerned that this would slow down the dam removal. That turns out not to be the case. If the stadium can be shown to actually help speed up their project we will help make it happen.

Only concern is impact on our freight route. As long as that is unchanged or improved we are fine, even supportive, of the ballpark.

Questions from Neighborhood and Community Leaders

Through the course of the conversation many similar questions came up and often the questions followed the same themes as concerns stated earlier. How is this going to be funded, will there be traffic and parking issues, can Ardenwald feel comfortable with the noise and lighting impacts? Here is a sampling of some of the questions posed during our interviews.

Where is the money to do this?

Can we afford it? How do we fund it?

How will it impact freight traffic and mobility?

Will Milwaukie High School and Waldorf use it? Why do we need to improve public schools as a venue for our communities if we now want this stadium? How is this going to spur Milwaukie's economy? What about N. Main Street? How much did this cost Keiser?

What about traffic? 99 is already clogged up certain times of the day. How do you get in and out of the park? What does Tri-Met parking share mean to the project?

Questions Cont.

What is going to be the relationship with Tri-Met? What are the alcohol impacts in the neighborhood? Will there be lighting in public access points? What kinds of jobs will be provided? What are the real business feasibility impacts?

Will it be AAA?

Economic Development Ideas from Neighborhood and Community Leaders

At the end of each interview we wanted to give the leaders an opportunity to offer up their own economic development ideas. We often asked the question, “if not baseball what?”. We heard a lot of people suggest that Portland money would be welcome in Milwaukie. Here are some of the responses.

Baseball is a positive thing to bring business to Milwaukie.

Main St. parking lot redevelopment.

Urban renewal is difficult to use. What about Museum City?

Economic Development Ideas Cont.

All other city projects that have been cued up. Sustainability projects and take care of roads. Milwaukie is livable-people want to be here.

Will probably have to rely on tourism. Need to attract high-end businesses or produce something. Double Industrial Way for clean businesses. Doesn't want an aquarium.

Riverfront has lots of potential. Need a reason to bring people to downtown. Dark Horse takes up lots of real estate. If baseball doesn't work how about a mall? Museum Mall is a fun idea but might not be feasible.

Questions Cont.

On 12/15/2011 City Council members and staff received an email from Chantelle Gamba, Historic Milwaukie NDA Chair, on behalf of the members of the NDA.

Here is the letter its entirety.

Esteemed Councilors:

At our meeting last Monday night, the Historic Milwaukie NDA was once again abuzz with questions about bringing baseball to Milwaukie. After much discussion, we unanimously voted to make a request of City Council and it is in the capacity of NDA Chair that I write to make this request.

We request that a public informational meeting be held in Milwaukie, as soon as possible, to address the following concerns, answer the following questions, and provide the following information:

- A definitive, complete and accurate noise study that includes noise from the concerts, trains, traffic, neighborhood, ball games and amplification
- Will there be revisions to the city noise ordinances that include rather than exclude noise from athletic events and parks?
- Provide financial details showing how the facility will be paid for, how we taxpayers and the city will be protected from loss
- What facts does the city have to refute all of the expert sport economists who agree that the always “promised” fans, development and expanded tax base do not materialize but may actually damage a community and leave us in debt?
- Can you provide assurances that high value industrial companies that are currently operating south of the site will not be closed or removed?
- How many jobs and of what income level do parks of this nature produce?
- How can you assure a team that comes here will not leave after the baseball stadium is built?
- How will priorities/funding with other projects, such as Riverfront Park, Light Rail Pedestrian Bridge, Kronberg Park, & Library expansion be shifted?
- What will be the Council’s standard of measurement for “feasible” in regard to the Feasibility Study?

This list is by no means exhaustive, but the NDA feels strongly that addressing these would be an excellent way of garnering more information so that the public can make a more informed decision about whether to support this project.

We also respectfully request that this meeting be televised to expand the audience beyond those who are willing, able, and compelled to attend this meeting in person.

Thank you for considering this request, and working to inform- and encourage participation from-your citizens.

Chantelle Gamba

Historic Milwaukie NDA Chair, on behalf of the members of the NDA

North Industrial Business Leaders

We concentrated our outreach on the businesses closest to the proposed stadium and those with the largest fleets of trucks coming and going. Their concerns were almost entirely about traffic and access to their businesses and parking in the areas adjacent to the site of the proposed stadium. There is a significant existing parking challenge for the businesses in the neighborhood that the city should be sensitive to if the project moves forward. Those who are also city residents were interested in the funding mechanism but they weren't as skeptical of it's possible success as an economic development tool.

Generally people were interested and expressed qualified support. No one mentioned noise or lights.

“We're for it as long as we can get our trucks through” and “We'd like to have McMEnamin's close by.”

Other issues and questions that were raised:

- Will our property taxes go up?
- Will our zoning change?
- Will any of our street access change?
- Will there be extra security for the area to keep an eye on the people coming and going from events?
- What time will events be held and how will that impact my business?

Everyone we spoke with was interested in receiving more information if the project progresses.

Facebook Outreach

An important element of the communication and outreach strategy was making use of the 70% of adults in Milwaukie over the age of 18 who have active Facebook accounts. We established a community discussion as an easy place for residents to engage in conversations about the idea of bringing baseball to Milwaukie. Because Facebook is open 24/7 people can participate at a time that is convenient for them. The discussion page also provided an easy way for the city to share information with people interested in the proposal. The discussion page also provided an easy and informal way for council members to follow and participate in the ongoing conversation.

Since the page launched on November 1st *Milwaukie Baseball Stadium Community Discussion* has been view 425 times, 140 unique people have “liked” the page and on average 200 unique people view the page weekly with a high in early November of 370. (numbers as of December 20, 2011)

Here is a breakdown of the gender and age demographics reached:

Age	13-17	18-24	25-34	35-44	45-54	55+
Female 52%	0.61%	6.7%	15%	9.2%	11%	8.6%
Male 47%	0.61%	5.5%	8.0%	15%	11%	7.4%

Facebook Cont.

The Facebook page has been a good setting for questions to be asked and answers, when available to be given. It has also carried over conversations from the Listening Posts.

As is the case in most community Facebook forums a couple of individuals dominated the conversations but the quick responses from the Mayor and City Councilors helped to keep the conversations focused and respectable.

The conversations that sparked the most interest were:

1. 11/1/11
Initial posting about discussion page with 25 comments, 13 “likes” and 43 discussion embedded “likes”.
2. 11/4/11
Estimated noise and light study article by The Oregonian with 9 comments, 4 “likes” and 18 discussion embedded “likes”.
3. 11/6/11
Comments posted by Jeff Klein on cost of stadium, cost to taxpayer and why funds should be used for current needs and projects with 8 comments and 2 embedded “likes”.
4. 11/9/11
Announcement of 2nd community discussion with 7 comments, 3 “likes” and 8 embedded “likes”.
5. 11/10/11
Comment posted by Laura Gamble on \$10k per month spent on consultants with 5 comments, 1 “like” and 3 embedded “likes”.
6. 11/18/11
Comment posted by Susan Kerr Shawn on Kellogg for COHO restoration and stadium tradeoff with 9 comments.
7. 12/1/11
Article posted by Jeff Klein on Yakima Bears with 14 comments, 1 “like” and 8 embedded “likes”.

Facebook Questions

How the stadium would be paid for?

What would happen to the Kellogg for Coho project?

How will the city acquire a team?

How will light rail affect the project?

How will this affect traffic on 99?

Where is the proposed site?

Are there creative ways to think about financing?

Links from Facebook Discussion Page

1. Mil Dogwood

- <http://scholarworks.umass.edu/dissertations/AAI3409528/>
- <http://www.stlouisfed.org/publications/re/articles/?id=468>
- http://www.oppapers.com/essays/Minor-League-Baseball-Boom-Bust-Communities/4361?read_essay

2. Bring Pro Baseball to Milwaukie

- <http://www.bizjournals.com/portland/print-edition/2011/12/02/milwaukie-baseball-plan-gains-momentum.html?ana=tw>;
- http://www.oregonlive.com/milwaukie/index.ssf/2011/11/post_11.html; <http://www.milwaukierules.com/bring-back-baseball/informal-baseball-feasibility-discussion-11-10-2010>; <http://www.ci.milwaukie.or.us/communitydevelopment/council-seeking-opinions-baseball-idea-through-new-facebook-page>

3. Jeff Klein

- www.ci.milwaukie.or.us/communitydevelopment/council-seeking-opinions-baseball-idea-through-new-facebook-page;
- <http://www.usadebtclock.com/>

4. Tim Salyers

- Clark County commissioners vote down admissions tax for baseball stadium

5. Oregon Emerging Local Government Leaders Network

- Baseball news: Residents voice reserved support, concerns to architect, city officials at baseball "

6. Milwaukie Baseball Stadium Community Discussion

- Estimated noise, light analyses say Milwaukie baseball stadium wouldn't necessarily disrupt community

7. Mayor Jeremy Ferguson

- www.ci.milwaukie.or.us/communitydevelopment/council-seeking-opinions-baseball-idea-through-new-facebook-page
- www.ci.milwaukie.or.us/sites/default/files/fileattachments/baseball_brochure_08092011.pdf
- www.ci.milwaukie.or.us/citycouncil/city-council-prioritizes-goals-coming-year

Email Traffic to Council Members

Public Gmail Account:

We set up a gmail account to give people another avenue for feedback. We also tracked messages sent to individual members of the Council. The feedback from the gmail account was largely supportive of moving forward with the project. Of the 19 emails submitted to the gmail account 16 expressed interest and support for gathering more information and 10 of those were outright “let’s build it”.

As was the case with our other conversations or feedback the main themes were financing and concerns about negative community impacts like noise and traffic.

Emails directly to elected officials:

The emails that came directly to Council Members were largely from residents who are or have been actively engaged as members of city commissions, NDAs, or other active civic groups. There were a few emails that expressed outright support, but the majority were conveying concerns for themselves or the organizations they represent.

These concerns mirrored those we had seen in our face-to-face meetings and the forums.

- Other projects will be postponed or dropped.
- Cost to build, manage and maintain
- Negative impacts from a stadium and the extra visitors like noise and traffic
- Underlying concern about the priorities of the city.

The addendums contain complete records of all comments, questions and concerns from all outreach activities.

Addendums

Community Outreach Efforts

1. Facebook Posts
2. Listening Lounge Written Feedback
3. Gmail Account Feedback
4. Emails to Council and Staff
5. Additional Economic Study Links

Addendum 1

Facebook posts

-
- [Mil Dogwood](#)

Interested residents have pointed to a number of studies looking at the economic effects baseball has on communities. Here are links to the studies that have been discussed.
<http://scholarworks.umass.edu/dissertations/AA13409528/>
<http://www.stlouisfed.org/publications/re/articles/?id=468>
http://www.oppapers.com/essays/Minor-League-Baseball-Boom-Bust-Communities/4361?read_essay
...See More

Like · · December 7 at 12:44pm ·

 -
 - [Susan Bader Ellingson](#) likes this.
 - 
 - <https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>
[Jeff Crush Virgil](#) Thank you soooo much for posting this site.... Im actually writing a research papers right now about this topic and this articles have helped me with it
December 10 at 1:19pm · Like
- 

<https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>
[Shari R Gregory](#)
Milwaukie baseball stadium would be an awesome way to keep Milwaukie as a thriving community. It would help bring in revenue and jobs. What an awesome opportunity!
Like · · December 7 at 6:59am ·

 -
 - [Susan Bader Ellingson](#) likes this.
 - 
 - 
- <https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>
[Jeff Klein](#)
So one of the questions I'd like our council to address is what do they hope to achieve by bringing a team to Milwaukie? For instance... I would support baseball if the city's investment was to be paid off in a 5 year window and in that time would also generate enough revenue in the general fund from new businesses and property value increases to fund the Waterfront Park. So really the cost of t...See More
Like · · December 2 at 3:57pm ·
- 

<https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>
[Bring Pro Baseball to Milwaukie](#)

Gaining momentum....<http://www.bizjournals.com/portland/print-edition/2011/12/02/milwaukie-baseball-plan-gains-momentum.html?ana=twf>



Milwaukie baseball plan gains momentum - Portland Business Journal

www.bizjournals.com

Milwaukie officials are enthusiastically studying whether the city can erect a 4,000-seat...

Like · · Share · [December 2 at 12:30pm](#) ·



<https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>

Jeff Klein

Interesting article. So you can buy out your lease? Huh. We might want to secure that little bit up before we jump forward. So there was a \$2.5 million commitment from the team and they wanted \$21 million from three public sources? Wow, what business wouldn't want a city to pay for 89% of their facility? Sounds like a sweet deal. I can't understand why Yakima would let them leave or even why Vancouver wouldn't tax their citizens more to make such a deal happen.

<http://www.yakima-herald.com/stories/2011/05/13/going-going-gone-yakima-bears-likely-to-move-to-vanc>

www.yakima-herald.com

Like · · Share · [December 1 at 9:02pm](#) ·

-
- [Nick Harris](#) likes this.



<https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>

[Jeff Klein](#) <http://www.usadebtclock.com/>

[December 2 at 3:33pm](#) · Like



<https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>

[Jeff Klein](#)

And the one in Time square. They should change them all because we have more trees in the US than people. The number I used represent the number of people and the assumed bond amount. If we look at past requests form the Yakima team they...See More

[December 2 at 3:47pm](#) · Like



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Tim Salyers

Here we go Milwaukie, here we go!!!



[Clark County commissioners vote down admissions tax for baseball stadium](#)

www.oregonlive.com

In a surprising move Tuesday, the Clark County Board of Commissioners voted against an admissions tax that would've helped fund construction of a \$19.5 million multiuse stadium.

Like · [Share](#) · [December 1 at 7:45pm](#) ·

-
- [Tim Salyers](#) likes this.

○



▪

<https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>

[Jeff Klein](#) They've been turned down for the second time. Third time must be the charm? See... that was positive.

December 1 at 9:05pm · Like · [1](#)



▪

<https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>

[Tim Salyers](#) It must be tough to click the like button on Facebook for you. ;)

December 1 at 10:50pm · Like



▪

<https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>

[Jeff Klein](#) If you look on my "info" page and scroll down to "basic info" you'd see that I "Like" my own posts.

December 2 at 7:39am · Like



○



<https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>

[Susan Bader Ellingson](#)

Milwaukie the new home of the Bears. Sounds good to the city and the entire area. Clark county loss our gain. All part of a fans master plan for baseball . YES YES YES > love the seventh inning stretch < warm summer nights at the park.

Like · [December 1 at 6:38pm](#) ·

-
- [Tim Salyers](#) likes this.

○



▪

<https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>

[Tim Salyers](#) I guess for all the people who wanted answers at the LISTENING lounge have one answer. What team wants to move here? I guess we have an answer.

December 1 at 7:38pm · Like · [1](#)



▪

<https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>

[Jeff Klein](#) Process of elimination. Who will give them what they want. \$
December 1 at 9:07pm · Like · [1](#)



<https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>

[Milwaukie Baseball Stadium Community Discussion](#)

The Milwaukie City Council is deciding whether to support construction of a new baseball stadium to host a Single A team. In order to make the best decision, the Council recently held three "Listening Lounges" to let residents share their thoughts about this possible project.

This video is from the third Listening Lounge, held November 17th. It is part 4 of 4, each about 15 minutes long & unedited.



[Milwaukie citizens have their say on Stadium - Nov 17 \(4 of 4\)](#)

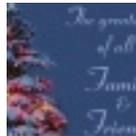
Length: 17:14

[108 People Reached](#) · [5 People Talking About This](#)

Like · [Share](#) · [November 20 at 1:57pm](#) ·



[3 people](#) like this.



<https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>

[Mike Cranswick](#) Lets make this happen!
December 11 at 3:31pm · Like · [2](#)



<https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>

[Jeff Crush Virgil](#) I agree with Mike
December 12 at 3:57pm · Like



<https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>

[Milwaukie Baseball Stadium Community Discussion](#)

The Milwaukie City Council is deciding whether to support construction of a new baseball stadium to host a Single A team. In order to make the best decision, the Council recently held three "Listening Lounges" to let residents share their thoughts about this possible project.

This video is from the third Listening Lounge, held November 17th. It is part 3 of 4, each about 15 minutes long & unedited.



[Milwaukie citizens have their say on Stadium, Nov 17 \(3 of 4\)](#)

Length: 14:43

[83 People Reached](#)

Like · [Share](#) · [November 20 at 12:37pm](#) ·



<https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>

[Milwaukie Baseball Stadium Community Discussion](#)

The Milwaukie City Council is deciding whether to support construction of a new baseball stadium to host a Single A team. In order to make the best decision, the Council recently held three "Listening Lounges" to let residents share their thoughts about this possible project.

This video is from the third Listening Lounge, held November 17th at Linwood Elementary. It is part 2 of 4, each about 15 minutes long & unedited.



[Milwaukie citizens have their say on Stadium, Nov 17 \(2 of 4\)](#)

Length: 15:56

[83 People Reached](#)

Like · [Share](#) · [November 20 at 12:02pm](#) ·



<https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>

[Milwaukie Baseball Stadium Community Discussion](#)

The Milwaukie City Council is deciding whether to support construction of a new baseball stadium to host a Single A team. In order to make the best decision, the Council recently held three "Listening Lounges" to let residents share their thoughts about this possible project.

This video is from the third Listening Lounge, held November 17th at Linwood Elementary. It is part 1 of 4, each about 15 minutes long & unedited.



[Milwaukie citizens have their say on Stadium - Nov 17 \(1 of 4\)](#)

Length: 15:54

[83 People Reached](#)

Like · Share · [November 20 at 11:15am](#) ·



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[Susan Kerr Shawn](#)

I wonder if you might be willing to discuss here the potential tradeoff of the baseball stadium and restoring Kellogg Creek and removing the dam for fish access to the watershed. I understand that you do not have staff to do both. Kellogg for Coho might well get abandoned, as I understand it.

Like · [November 18 at 11:59am](#) ·

○

■



■

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[Tim Salyers](#)

I know Softball has hosted huge tournaments and people have had to stay in hotels. Those dollars i think end up contributing to potential tourism grants, which locally funded the Sculpture Garden and Milwaukie City Hall. making money was not the entire reason for the complex, but was an added benefit. I know MJBA has benefitted financially from the complex especially with the fall ball league.

November 19 at 9:16pm · Like



■

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[Tim Salyers](#)

This new use would be for money making purposes, not to provide fields for youth, so its kind of a reversal from NCP. I do agree 12 month use is necessary.

November 19 at 9:18pm · Like



○



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[Tim Salyers](#)

I wrote a big long rant. I didn't post it. Just thought everybody should know. It wasn't poetry, but it was pretty darn good. May have done more harm than good. Go Baseball.

Like · · [November 17 at 10:23pm](#) ·

○

○ [Tim Salyers](#) likes this.



• <https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>

[Milwaukie Baseball Stadium Community Discussion](#)

Tonight! More conversations on baseball at Linwood Elementary at 6:00 PM.

[120 People Reached](#) · [1 Person Talking About This](#)

Like · · [Share](#) · [November 17 at 11:33am](#) ·

○

○ [Tim Salyers](#) likes this.



• <https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>

[Nick Harris](#)

I spent last night reading a number of scholarly economic studies on the cost vs benefit of governments building or subsidizing Sports facilities and am more convinced now than I already was that this is not a good use of our economic development dollars.

I fully support a stadium but not on our dime.

Like · · [November 17 at 11:27am](#) via [mobile](#) ·



• <https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>

[Jeff Crush Virgil](#)

hey mayor i was wondering if their was a way i could interview about this topic? Im writing a research paper about how a baseball team would affect small communities, and was wondering if their was any sources that the council has used that would be helpfully, and how the money side would affect us.

Like · · [November 17 at 1:24am](#) ·

○

○



▪

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[Jeremy Ferguson](#) Yes, if you email me your number I'll give you a call.

Fergusonj@ci.milwaukie.or.us

November 19 at 10:32am · Like



▪

<https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>

[Jeff Crush Virgil](#) I hope my email got to you.
December 1 at 1:09pm · Like



<https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>
[Milwaukie Baseball Stadium Community Discussion](#)

The 3rd Listening Post is this Thursday, 6:00 PM at Linwood Elementary. Come share your thoughts!

[115 People Reached](#) · [2 People Talking About This](#)

Like · [Share](#) · [November 15 at 9:34pm](#) ·

-
- [2 people](#) like this.
-



<https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>

[Tim Salyers](#) I'll be there.

November 16 at 8:37pm · Like · [1](#)



<https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>
[Bring Pro Baseball to Milwaukie](#)

Very informative session last night at Pietro's - http://www.milwaukierules.com/bring-back-baseball/informal-baseball-feasibility-discussion-11-10-2010?preview=true&preview_id=2438&preview_nonce=553db92b42

<http://www.milwaukierules.com/bring-back-baseball/informal-baseball-feasibility-discussion-11-10-2010>

www.milwaukierules.com

Like · [Share](#) · [November 11 at 10:46am](#) ·

-
-



<https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>

[Matt Menely](#) The link does not work?

November 11 at 10:58am · Like



▪ <https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>

[Mandy Zelinka Anderson](#) Bah! I stayed up way too late night writing it, hehe::<http://www.milwaukie.com/bring-back-baseball/informal-baseball-feasibility-discussion-11-10-2010>

Expand Preview
November 11 at 11:04am · Like ·



• <https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>

[Oregon Emerging Local Government Leaders Network \(ELGL\)](#)

50 [City of Milwaukie](#) residents attend [Milwaukie Baseball Stadium Community Discussion](#).



[Baseball news: Residents voice reserved support, concerns to architect, city officials at baseball "](#)

www.oregonlive.com

The reactions crossed the board, but no one said the stadium shouldn't be built. Most are concerned about noise spillage into nearby Ardenwald neighborhood, or whether the city should spend the money in downtown instead.

[View Post](#) · November 10 at 3:16pm



• <https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>

[Laura Gamble](#)

With all the pressing needs in our community, I am shocked that the city is spending \$10K per month on consultants for this project. According to the article in Willamette Week, most residents of Milwaukie are extremely supportive. This resident is not. I don't want my property taxes used for a baseball stadium. Come into the 21st century folks.

[Laura Gamble](#)

Like · · November 10 at 12:20pm ·

-
- [Nick Harris](#) likes this.



▪ <https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>

[Jeremy Ferguson](#) Laura- The money being spent on this project is money from the economic development fund. Since beginning this project, we have seen more positive press and activity than we have in quite some time. Already the money spent has had

return that we don't always see. This project is about exploring options which will ultimately bring in more revenue for the city to help pay for projects which have been sitting for a long time.

November 13 at 7:06pm · Like · [1](#)



▪ <https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>

[Laura Gamble](#) Thanks, Jeremy, for the reply. I understand the need for economic dev in Milwaukie - hoping that the light rail will move things along a bit. Moving here from Portland was a bit of a shock but brighter things seem to be on the horizon.

November 13 at 8:46pm · Like · [1](#)



▪ <https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>

[Jeff Klein](#) Laura, the funds did come from the city's economic development fund but at least a portion of that money was to go towards redevelopment in and around 42nd and King. The balance of the money came from the only employee who wrote grants for the city. He left and the department didn't hire his position back and shifted the savings to the project. I read the article in the WWeek too. The cost was understated just a bit. The first 3 months are at \$10k per then \$12,500 for the next 6 months then it \$23,333 for the final three months while they run the campaign for the bond measure. They had another \$10,000 bonus if the bond measure passed but they decided to remove the bonus portion today because there was criticism that they were pushing an outcome. Total cost is \$170,000 just for the communication consultant. I believe the initial estimate was around \$285,000 for everything with no guarantees.

November 16 at 8:18pm · Like · [1](#)



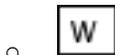
▪ <https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>

[Laura Gamble](#) Jeff,
November 17 at 10:24am · Like



▪ <https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>

[Laura Gamble](#) Jeff, thanks for the information. Very interesting. Having been a consultant for many years I am appropriately skeptical. Laura
November 17 at 10:25am · Like





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[Jeff Crush Virgil](#)

You guys are talking about the cost but look at the area now. If I'm not mistaken a lot of that area really isn't being used so wouldn't a stadium bring us more money in then letting that area just basically sit their? I do say that we should try to bring who ever that person that was with baseball back into the talks but hey the Dodgers are up for sell right.

Like · · [November 10 at 4:01am](#) via [mobile](#) ·



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[Milwaukie Baseball Stadium Community Discussion](#)

Here's a great opportunity to learn more about the proposed stadium. 6:00 Thursday night, the 10th, at Pietro's, speak directly to the experts helping the city explore the feasibility of bringing baseball to Milwaukie. They will also be at tonight's community listening post.

[117 People Reached](#) · [5 People Talking About This](#)

Like · · [Share](#) · [November 9 at 3:56pm](#) ·

-
- [Michael Fiaschetti](#) likes this.

○

■



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[Jeremy Ferguson](#) We don't know how much it will really cost until we get some ideas of what we want. Also, we are looking for creative ways to help pay for the facility such as partnerships with private industry. Discussions are very early; we are trying to figure out what the community would want in a facility.

November 13 at 6:57pm · Like · [1](#)



■

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[Susan Bader Ellingson](#) How about approaching Nike or Adidas or Phil Knight, Paul Allen, Bob's Red Mill, Dark Horse,McMenamin brothers,Daves Killer Bread,Intel,or evn Precision Cast Parts for partial naming rights or for exclusive rights.

November 13 at 7:55pm · Like



○



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[Milwaukie Living](#)

We would love to see this baseball stadium come to Milwaukie. Seems like it would bring a nice boost to our local economy, and it would make for some fun summer days going to the games. Bring it on!

Like · [November 9 at 2:16pm](#) ·

-
- [Chad Priem](#) likes this.



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[Milwaukie Baseball Stadium Community Discussion](#)

Don't forget the 2nd community stadium discussion is tonight (Wednesday) at 6:00 at Milwaukie Elementary. Come with comments and questions.

[98 People Reached](#) · [8 People Talking About This](#)

Like · [Share](#) · [November 9 at 10:50am](#) ·

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- [3 people](#) like this.

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- [1 share](#)



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[Jeff Klein](#)

Thank you Councilor. I have a tremendous amount of respect for you but you're crazy if you think I want to be on council. My sums were based on a ticket price average of \$20 with a 5% cut for the city regardless of the attraction. That ...See More

November 10 at 12:54pm · Like



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[Paul Schmidt](#)

\$20 isn't realistic for Northwest League. However, having only 38 NWL home games understates what can happen. OSU and UO WANT to play in the Portland area; that's 2 or 3 possible dates against each other and maybe a few more (or even a tou...See More

December 5 at 11:22pm · Like · [1](#)



<https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>

[Jeff Klein](#)

I think we should ask the consultants what the ROI of a baseball stadium would be for the city and when it would cover the costs of these unfunded projects: Riverfront Park \$15 mil, South Downtown Development \$47 mil, Kellogg Lake Restoration \$13 mil, Light Rail \$5 mil, Ledding Library Improvements \$5 mil. Just those projects are projected at \$80 mil and I didn't even leave the Downtown or address how the other 90% of the population can access our downtown in a manner that doesn't require a parking space. Not long ago we were told that for every \$1 spent in the downtown would return \$2 to the neighborhoods. That just hasn't happened. Please explain how this time it would be different.

Like · [November 7 at 9:29am](#) ·

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[Jeff Klein](#) I think NOAA did pledge \$12 million but they backed out. The others.... not so sure they have funds either particularly anything associated with CC. Also my math was wrong, those projects account for \$85 mil and only scratch the surface of needs and plans we have been working for years. Check the city's CIP and see the things that have gone unfunded for years.

November 7 at 6:20pm · Like



■

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[Jeff Klein](#) Oh yeah. I have the figures because I've attended to a lot of meeting where these projects were discussed. In some cases I may have estimated them (library) but they are pretty accurate.

November 7 at 6:23pm · Like



•

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[Milwaukie Baseball Stadium Community Discussion](#)

Tune into KXL radio at 7:30am tomorrow to hear Mayor Jeremy Ferguson discuss the Milwaukie baseball stadium outreach effort.

[88 People Reached](#) · [6 People Talking About This](#)

Like · [Share](#) · [November 6 at 8:47pm](#) ·

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○ [2 shares](#)



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[Jeff Klein](#)

Money most likely would come from the citizens. The number I've been hearing is around \$25 million. Let's say we have 10,000 homes in Milwaukie (though there are less) that would equate to every household paying \$2500 to build a stadium. The mayor stated on 11/2 that "along with the other things that may come with baseball, would help build revenue for the city to be more aggressive with maintenanc...See More

Like · [November 6 at 7:13pm](#) ·

○

○

■



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[Susan Bader Ellingson](#) TRIBAL CASINO.

November 10 at 4:17pm · Like · 1



▪ <https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>

[Jeff Klein](#) Well... you got me there. Good luck with that one.

November 10 at 4:57pm · Like



• <https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>

[Tim Salvers](#)

No team, no money, no stadium... I really don't see the problem. Money can come from citizens, but hey if enough people back it, then perhaps a developer will see the potential. I will pay for it. I will pay for the stadium; then I will pay for the sidewalks; then I will help purchase the team (packers model?); then I will buy season tickets; then I will eat the nachos, \$9 beers and \$10 hot dogs; whatever it takes. Make Milwaukie a destination not a doormat!!!

Like · · November 5 at 9:50pm via mobile ·



○ [David McVeigh](#) likes this.



• <https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>

[Jeff Klein](#)

Is the city looking at an expansion Single A team or relocating an existing team? If it's a relocating team hopefully we'd have some assurances that they wouldn't leave for greener pastures (like how they'd be leaving some place to come to Milwaukie) until the likely bond is paid back. Is there someone who has come to the city with money who wants to locate a team here or are we just doing all this on spec?

Like · · November 5 at 4:00pm ·



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[Dave Hedges](#) There was someone from baseball who approach the city and asked if it was something we might consider. It wasn't the initial start of the process but it was last year and to me the catalyst that got the serious conversation started. That person is no

longer part of the process and neither is anyone else from baseball. That is of concern to me.

November 6 at 10:56am · Like



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[Jeff Klein](#) That concerns me too Councilor. We tend to buy really expensive lures to fish in a lake with no fish.

November 6 at 7:07pm · Like



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[Karen Hanson](#)

I see positives from bringing baseball to Milwaukie, I have lived here allmy life and I don't see a big downsize and I see new jobs which is REALLY needed!

Like · · November 4 at 9:25pm ·



[Susan Bader Ellingson](#) likes this.



<https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>

[Susan Bader Ellingson](#) If the community gets some use out of that area it would be great. It dosent look like much now.

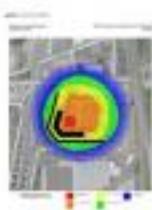
November 4 at 9:42pm · Like



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[Milwaukie Baseball Stadium Community Discussion](#)

Check out this article on the Milwaukie baseball stadium and the estimated noise and light analyses. Thoughts?



[Estimated noise, light analyses say Milwaukie baseball stadium wouldn't necessarily disrupt communit](#)

www.oregonlive.com

The projections say the stadium could be designed to avoid light and noise pollution to neighbors, the closest of which live in the Ardenwald neighborhood.

[79 People Reached](#) · [9 People Talking About This](#)

Like · [Share](#) · [November 4 at 4:06pm](#) ·

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- [4 people](#) like this.

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[Paul Schmidt](#)

Whoops... didn't mean to cut the last post off that fast. The Timbers have been mentioned... a baseball alignment isn't that conducive to good soccer-watching. Also, oddly enough, the Timbers reserve team averaged enough per game to fill th...See More
December 5 at 11:02pm · Like



-

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[Paul Schmidt](#)

The opportunities for high school baseball playoffs, Babe Ruth or Legion tournaments, etc not only could enhance the ballpark menu, those bring in out-of-town people who'll actually stay and eat (probably moreso than the single-A team, thou...See More
December 5 at 11:08pm · Like · [1](#)



-



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[Susan Bader Ellingson](#)

Does a bus farm come with any sort of parking structure such as the one at Nordstroms at Clackamas town center ? This would be the best thing for every one Trimet, Baseball, Downtown businesses . Let's face it this area is big and under used. It should have a bennefit to the community local and regional both.

Like · [November 4 at 12:59pm](#) ·

-
- [Jeff Crush Virgil](#) likes this.

-
-



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[Jeff Klein](#)

I'd doubt it. Tri-Met initially planed to have around 2400 parking spots between the two structures of Park and JCB and 360 spots at Southgate for a total of over 2700 spots. Now with the plan to make Southgate to a bus farm and the reduc...See More
November 4 at 1:56pm · Like



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[Susan Bader Ellingson](#) I wonder how many people work in this area and how this area could better serve Milwaukie as a whole this area is really in need of some help. A face lift is an under statement

November 4 at 4:46pm · Like



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[Jeff Crush Virgil](#) Who says trimet is going to build a bus farm?

November 10 at 4:04am · Like



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[Jeff Klein](#)

If a stadium were built using a public funds would that mean the city would NOT pursue urban renewal in the downtown and surrounding areas? I might add that one of the UR options floated included this area. If that were the case wouldn't the citizens be paying twice?

Like · · November 4 at 11:30am ·



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[Jeff Klein](#) I agree Susan but it would be nice to see some gain rather than just venture. After all the venture is our money that could be otherwise spent on streets, sidewalks and infrastructure. But I do agree that we need to plan for our future too. It would be interesting to see how much the city has spent on consultants over the last five years versus what has actually been completed.

November 4 at 5:09pm · Like



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[Jeff Klein](#) Sorry Councilor, it was resolution 11-2009.
November 5 at 4:07pm · Like



<https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>
[Bring Pro Baseball to Milwaukie](#)

A baseball park could be a relatively good neighbor, according to preliminary projections commissioned by the city::http://www.oregonlive.com/milwaukie/index.ssf/2011/11/post_11.html

Like · · November 3 at 3:30pm ·

-
- [2 people](#) like this.



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[Susan Bader Ellingson](#)

Is there a way to get funding for projects of this type from Major League Baseball or perhaps a particular team? I have read that they build new stadiums for their minor league franchise teams. However they usually seem to be a spring train...See More
November 3 at 8:47pm · Like · [1](#)



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[Jeremy Ferguson](#) All good ideas Susan, just the type of comments we need to hear.
November 4 at 8:34am · Like



<https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>
[Susan Bader Ellingson](#)

Maybe the Portland Winterhawks could have an outdoor game on an ice rink like the NHL does in Boston at Fenway and in Chicago at Wrigley or even better have a real NHL outdoor game once a year, the crowd would go crazy since the west coasters who like hockey most likely dont travel that far to see this special type of hockey match***

Like · · November 3 at 2:22pm ·

-
- [Jeff Crush Virgil](#) likes this.





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[Jeff Crush Virgil](#) This would be so awesome....
November 3 at 2:23pm · Like



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[Jeff Klein](#)

Since Tri-Met plans to turn Southgate into a bus farm after LR is built what impact would that have on parking for the proposed stadium?

Like · · November 3 at 1:01pm ·



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[Jeremy Ferguson](#) That type of change would require approval from the city. I can't imagine anyone wanting to approve that kind of land use change. I know it has been discussed, but building the stadium may help keep the park and ride.

November 4 at 8:32am · Like



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[Jeff Klein](#)

Are you sure about that? It's a parking lot now and the argument would be made, at LUBA if needed, that it still was parking lot even if it's turned into a bus farm. As you know Tri-Met has somewhat of a history of accomplishing their ev...See More

November 4 at 11:36am · Like



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[Milwaukie Baseball Stadium Community Discussion](#)

Next Baseball Listening Lounge scheduled for Wednesday, November 9th at Milwaukie Elementary School in the cafeteria from 6-7 pm. A great place to offer to your opinion and ask questions.

[91 People Reached](#) · [5 People Talking About This](#)

Like · · [Share](#) · [November 3 at 10:55am](#) ·

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- [5 people](#) like this.
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[Older Posts](#)

- [Dave Hedges](#)

We are off on the "baseball" stadium theme, when we are talking about a multi use stadium in which a single A baseball team would play 38 days a year. It is important to consider the other uses for professional promotions and community based events when deciding the issues surrounding the project. What are reasonable uses for the stadium. How many times a month should it be used and what are reaso...See More

Like · · [November 2 at 11:29am](#) ·

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- [2 people](#) like this.
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- <https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>
[Susan Bader Ellingson](#) As far as the times for using the facility, baseball has no time limit, but it does have a season. And it should be used year round. Such as an outdoor iceskating rink during the winter perhaps.

November 2 at 7:52pm · Like



- <https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>
[Dave Hedges](#) An ice skating rink I think is a novel idea, if it could be done. Gives it a use during the winter months.

November 2 at 10:46pm · Like · [1](#)



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[Ben Schneider](#)

I live in Clackamas county and believe this is a great idea! The state of Oregon and the Portland metro area has done a great disservice to the kids and families of the area by not having baseball. I would welcome the team to the area and buy season tickets!

Like · · [November 2 at 5:48am](#) via [mobile](#) ·

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- [2 people](#) like this.
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[Jeff Crush Virgil](#)

I personal love this idea. The state of Oregon has missed baseball this last year and after I look at the map showing where it might go I think that is the perfect area that to made the stadium. I for sure would go to the games and buy tickets. Are we looking at MLB or like the beavers were??? Either would be good just kind of wondering. Also I believe this would help the economy so much in Milwaukie by bring in jobs and bring more people down to the downtown Milwaukie.

Like · · [November 1 at 11:44pm](#) via [mobile](#) ·

-
- [Susan Bader Ellingson](#) likes this.



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[Lynn Hartley Harris](#)

My family would come as long as ticket prices are reasonable.

Like · · [November 1 at 8:21pm](#) via [mobile](#) ·



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[Jacob Ohonich](#)

I would like to see a few more details. 1. Where would it be located. 2. How does the city propose to fund it? I hope by not raising taxes or creating a urban renewal. 3. Are we talking major league or pro like the beavers where. In the long run there are some major points I would like to see before I could say yes or no to the idea. Great idea as I have been pissed since the beavers were kicked out, but I won't just go gang-ho before more details are released. Great start, thanks city of Milwaukie!

Like · · [November 1 at 6:44pm](#) ·

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[Jeremy Ferguson](#)

Thanks Jacob. If you visit the city's website, you can find out where the proposed site is. <http://www.ci.milwaukie.or.us/communitydevelopment/council-seeking-opinions-baseball-idea-through-new-facebook-page>

We are very early in the exploring stages. We have not determined specific funding mechanisms and hope to be gathering ideas through our outreach.

November 2 at 12:31am · Like



○

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[Jeremy Ferguson](#)

And to answer your third question, we are likely looking at a single A team, the same type of team as the Eugene Emeralds. But we would like the stadium to be a multi-purpose event center for the city.

November 2 at 12:34am · Like



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[Mark Farrier](#)

no way to baseball or the light rail
Like · · November 1 at 2:31pm ·



<https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>
[Jeremy Ferguson](#) Thanks Mark. Can you tell us more about your opposition to a stadium?
November 1 at 2:45pm · Like



<https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>
[Mark Farrier](#) the economy is bad,you will end up trying to raise taxes(for the stadium and lightrail).the traffic is bad enough and throw in the milwaukie speedtrap.
November 1 at 2:53pm · Like



<https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>
[Leslie Guelker](#)
I would like to see how the added traffic would be handled before I offer an opinion.
Like · · November 1 at 2:26pm ·

• [Jeff Crush Virgil](#) likes this.



<https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>
[Jeremy Ferguson](#) Thanks Leslie. If we receive feedback that the idea is good, we will move towards such studies. We also need to complete a noise and light study as well as look at the environmental and infrastructure impacts. We are in the very early stages now.
November 1 at 2:44pm · Like



<https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>
[Jim Blackwood Jr.](#)
Build it and I will come.
Like · · November 1 at 2:24pm ·

• [2 people](#) like this.



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[Bradley Johnson](#)

I am curious as to how this idea came to fruition. Also where would the stadium be built ? Personally I would like to have baseball back, and close to home so it would be easy to get to and from games.

Like · [November 1 at 2:18pm](#) ·

-
- [2 people](#) like this.



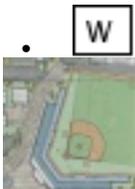
<https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>

[Jeremy Ferguson](#)

The idea came up after the Beavers left. The market was left open for possibilities. The location we are looking at is in the North Industrial area, east of the stone ODOT building. Here's a link to the brochure pdf with a map.

http://www.ci.milwaukie.or.us/sites/default/files/fileattachments/baseball_brochure_08092011.pdf

November 1 at 2:42pm · Like



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[Milwaukie Baseball Stadium Community Discussion](#)

This is a place for a community conversation about bringing baseball to Milwaukie. A place to ask questions and be heard. Please be respectful while commenting and come back often to receive updates and new information.

[21 People Reached](#) · [14 People Talking About This](#)

Like · [Share](#) · [November 1 at 12:21pm](#) ·

-
- [13 people](#) like this.



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[Kenny Asher](#)

Great to have the page up. Will be really interesting to hear from Milwaukians about this idea. I'll check in often...

November 1 at 12:56pm · Like · [2](#)



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[Steve Fisher](#)

I am a baseball fan and would love to see a park in Milwaukie.

As a longtime Milwaukie resident I also the City needs pave the crumbling roads first.

Of course light rail has been voted down several time and
November 1 at 2:58pm · Like · [2](#)



○

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[Doug Randall](#) With the light rail coming in, I think a stadium and baseball team will be a plus for the economy of Clackamas county. I miss the Portland Beavers and the other entertainment the PGE park used to provide.

November 1 at 2:59pm · Like · [2](#)



○

<https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>

[Doug Randall](#) I vote YES!

November 1 at 3:00pm · Like · [2](#)



○

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[Michael Rose](#) If it came down to a vote.....I would vote YES!!

November 1 at 4:15pm · Like · [2](#)



○

<https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>

[Ashley Hov](#) Where would it be located?

November 1 at 4:51pm · Like · [2](#)



○

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[Michelle Binder](#) Bringing baseball back would be great, please share where you think this stadium could be located.

November 1 at 7:46pm · Like · [1](#)



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[Shawn M Hov](#) In the news paper it said that it would be located by milwaukie high school.

November 1 at 8:29pm · Like · [1](#)



○

<https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>
[Susan Bader Ellingson](#) Baseball and McMenamins- in Milwaukie it would be the place to be on warm summer nights. Finally a brilliant idea. If it is a multi use facility perhaps the Timbers could use it as a practice location. Just a thought. McMenamins and soccer oh yeh.
November 1 at 9:09pm · Like · [3](#)



○

<https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>
[Jeff Crush Virgil](#) I would vote yes and I would come to watch games.
November 1 at 11:46pm · Like · [1](#)



○

<https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>
[Bring Pro Baseball to Milwaukie](#) The proposed site is the ODOT site in the North Industrial area - you can read more info here: <http://www.ci.milwaukie.or.us/communitydevelopment/council-seeking-opinions-baseball-idea-through-new-facebook-page>
Expand Preview
November 2 at 12:06am · Like · [2](#) ·



○

<https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>
[Jeremy Ferguson](#) Steve- the city is in year 5 of a street surface maintenance plan. Our hope is that baseball, along with the other things that may come with baseball, would help build revenue for the city to be more aggressive with maintenance and improvements.
November 2 at 12:21am · Like



○

<https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>
[Jeremy Ferguson](#) Susan- Council intends for the stadium to be multi-purpose. Soccer, community events, other ideas??
November 2 at 12:24am · Like



○

<https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>
[Ian Siegner](#) I'm living in Clackamas and would drive or bike to see the games! I hope it benefits the city of Milwaukie and Clackamas County!
November 2 at 7:15am · Like · [2](#)



○

<https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>
[Carrie Kent](#) I vote YES for our family of 4 who miss our Portland Beavers very much! We want and NEED baseball back!!!
November 2 at 7:44am · Like · [2](#)



○

<https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>
[Kathy L. Harrison](#) Sounds like mostly positive feedback. Would there be a cost to the citizens of Milwaukie or Clackamas County Residents? I would love to see more revenue brought to Milwaukie and downtown made a destination spot, but also know that residents are still strapped by this crazy economy.
November 2 at 8:33am · Like · [1](#)



○

<https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>
[Dan Harrison](#) This is such a great idea. The light-rail, high school playoff games, making downtown Milwaukie a destination, on and on.
November 2 at 10:28am · Like · [1](#)



○

<https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>
[Dan Harrison](#) But please, no soccer practice. ugh.
November 2 at 10:28am · Like



○

<https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>
[Dave Hedges](#) We understand that many of our residents are struggling in this economy. I think it fair to say there will be some cost to Milwaukie citizens. Just what that will be is one of those answers which will evolve as the project progresses. It will largely depend on how much of the funding could be raised from other sources. This will be part of the discussions IF we decide to go ahead. What would Milwaukie citizens be prepared to contribute, and how.
November 2 at 5:39pm · Like · [2](#)



○

<https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>
[Susan Bader Ellingson](#) How about hosting the Clackamas County High School Football Classic or something along those lines. As far as funding goes that will be a battle when is it ever not ? But we must realize if one does nothing, nothing will ever get done. Sir Hedges all living on my street love the idea of a satellite library in the Lewelling neighborhood could the county provide funding for that type of thing ?

November 2 at 7:26pm · Like · [1](#)



○

<https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>

[Dave Hedges](#) Susan going off the baseball topic. The library has done a survey to see where people would like the expansion to take place, and a very small minority voted for anything other than the current site. I would like to see a satellite library in the King Rd shopping complex if possible, but it doesn't have any support.

November 3 at 3:59pm · Like



○

<https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>

[Dave Hedges](#) OK back to baseball

November 3 at 3:59pm · Like



○

<https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>

[Melissa Crawford Perkins](#) I don't think the library IS off topic... while I think that baseball in Milwaukie would be great, my concern is that it will take away from projects we have already begun, such as the library expansion, the riverfront park, light rail, and eliminating/reducing the footprint and impact of the water treatment plant. (Hard to draw people to town with Ol' Stinky!) It is easier to start a new project than follow through with an existing one... I can't imagine that the time, energy, and money spent to bring baseball here would not detract from our current goals and projects. Again, I am interested in the prospect of baseball, but not if it prevents us from completing what we already have going. Comments?

November 3 at 7:16pm · Like · [1](#)



○

<https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>

[Jeremy Ferguson](#) Melissa - City Council's goal is to bring something which will help the other projects, or some have suggested incorporating elements of multiple projects into the conversation as we attract developers. Here is the list of goals for the city. We are working on goals 1-9 aggressively, (and I just realized we should number the list to better describe what projects we are working on) on the bottom half of the page, we are also working on goals 1, 2, 3, 4, 7 and 10.

November 4 at 8:28am · Like



○

<https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>

[Jeremy Ferguson](#) Oops, I hit the return button. Here is the link to the goals:

<http://www.ci.milwaukie.or.us/citycouncil/city-council-prioritizes-goals-coming-year>



[City Council prioritizes goals for coming year | City of Milwaukie Oregon Official Website](http://www.ci.milwaukie.or.us)
www.ci.milwaukie.or.us

City council prioritized its list of twenty goals, creating a top nine to focus ...See More
November 4 at 8:29am · Like ·



<https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>

[James Gregory](#)

Great idea, I can't wait for north downtown to be given a facelift!

Like · · [November 1 at 11:49am](#) ·

-
- [Jeff Crush Virgil](#) likes this.



<https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>

[Chris Nordling](#)

What a great idea! Thanks for thinking of us die hard baseball fans Mr. Mayor....Please keep us informed of what we as residents need to do to make this a reality. We too would buy season tickets and possible advertising :-)

Like · · [November 1 at 11:43am](#) ·

-
- [3 people](#) like this.



<https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>

[Jeremy Ferguson](#) Thank you Chris for commenting. I hadn't yet thought of the advertising opportunities. What a great tie for you, especially if we can continue our momentum on the riverfront. We could have an improved place for you to launch.

November 1 at 12:28pm · Like



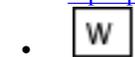
<https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>

[Craig Mitchell-dyer](#)

I would love to see this in Milwaukie. It wold only help bring people to the city, to downtown, to restaurants, etc. As a Milwaukie business owner and resident, I hope this happens and would bring my family often.

Like · · [November 1 at 11:42am](#) ·

-
- [5 people](#) like this.





• <https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>
[Todd Elliott](#)

I would buy season tickets, for pro baseball in Milwaukie in a heartbeat.

Like · · [November 1 at 11:18am](#) ·

-
- [3 people](#) like this.



• <https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>
[Jeremy Ferguson](#)

Thanks for visiting the community discussion page. I hope folks will share thoughts and engage in discussion. I'll be checking in regularly to join in.

Like · · [November 1 at 9:47am](#) ·

-
- [2 people](#) like this.



• RECENT ACTIVITY

- <https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>
Milwaukie Baseball Stadium Community Discussion edited their [Description](#) and [About](#).

- <https://www.facebook.com/MilwaukieBaseballStadium?sk=wall&filter=1>
Milwaukie Baseball Stadium Community Discussion joined Facebook.

· Like ·

-
- [4 people](#) like this.

ADDENDUM 2
Listening Lounge Written Feedback

Email Address	COMMENTS	CONCERNS	QUESTIONS	Rating
imogenlovely@hotmail.com	It was unfortunate that the city failed to list this first session in Ardenwald. Was it listed in the Pilot? It feels to me that the city does not really want to hear what residents want to say. This is not a sustainable way to improve Milwaukie. I feel that there are other ways to improve our community by supporting the environment and education.	I am concerned that this is a gamble not worth taking. I am especially concerned that the Kellogg dam is put on hold because of this. I am upset that Alex Campbell lost his job and is not writing grants for our city anymore. I am sad that we are not putting the \$ that we do have towards education & environment projects such as tearing down the Kellogg dam.	Are you going to hold a vote in order to find out if Milwaukie residents really want this? If so, when? Are we already too far in to abandon this plan? Where is the \$350,000 going to come from? What other projects are going to be put on hold? Are other jobs going to be lost? When are you going to do a sound study and how are you going to share the results with Ardenwald residents?	Neg
lisa.gunion-rinker@bayer.com arlenemima@comcast.net		Orientation of stadium toward neighborhood. Rock concert sound db not listed on sound contour map, please include how those db will affect neighborhood & surrounding area.		Neut
loomisnick@gmail.com	Bringing a space to build community is something that Milwaukie has lacked. As a homeowner I'm often received with confusion as to why I purchased here. The assumption is always cost. Let's create a reason for people to get on MAX and come here.	Cost is always a question along with what to do to fill it throughout the year.		Pos
brycebsalyers@aol.com petescooper@yahoo.com			Would it be possible to do some sort of fundraisers to help build the project?	Pos
pathompson@comcast.net or puthompson@comcast.net	Really excited for this proposal!			Pos
cmorr1127@hotmail.com bwdickerman@yahoo.com	Great idea. Milwaukie needs an attraction to draw people to the city. I would help in anyway I could to make this happen. I love Milwaukie and baseball. I support it.	Funding. Milwaukie is not a rich person demographic area.		Pos Pos
banjo1234@msn.com mike.gits@nike.com kmiller45261@hive.com	Look to use an all weather surface.		When do we start and what support is needed to get this moving?	Pos
katie23@msn.com	Positive change for Milwaukie. Community pride. Economic growth	Financing		Pos
macfishler@@comcast.net	Baseball and brewpubs sounds like a great addition to Milwaukie	Sports facilities always workout for the franchise and developers but seldom the taxpayers.	I'm open to learning more, but fear this will be a tough sell.	Pos
katiemacc@yahoo.com timcoaching@yahoo.com	This sounds really exciting & we want to support. However, we are in Ardenwald and concerned about noise & light. Can't stop now, maybe later, but not now	Osprey nest on ODOT site. Loss of funds to develop south downtown.		Pos Pos
staceymike@comcast.net	Bring it on, we will have a nice new river front park and the baseball stadium. Would also be a great draw for the city.	Don't want it to take decades like the river front park.	Can I have a job mowing the grass?	Pos
lancasterfour@gmail.com bigdog6684@comcast.net	I think this was a great opportunity to hear what residents think about this project. I am looking forward to the next step.			Pos
sarmbrus@yahoo.com	I am excited to hear that baseball in Milwaukie is being talked about. I hope that baseball will come back to the area. Appreciate you're seeking community input. Don't want a Lents situation.	My only concerns have to do with baseball not coming back to the area.	Why would people be against it? Status of available teams? Yakima still in play?	Pos Pos

ADDENDUM 2
Listening Lounge Written Feedback

bjfoster4@comcast.net	All for it.	Affordable?		Pos
soccermom1507@comcast.net	Very enthusiast supporter of the idea/concept. Include a dog park on the property. Create a multiuse turf practice facility for community use.	Would really want the park to be VERY available for public use at affordable rates.	Can the facility be "turfed" - something like Hood View Park, to allow year round use & community access.	Pos
mosammy@comcast.net	This is a fabulous idea for the Milwaukie community! With the light rail line running behind the field for transit & the WPA building as a brewpub it makes a great package. The riverfront development and improvements to downtown Milwaukie this will be a positive draw & give the community a distinctive feel.	None, bring it on!	What other uses are planned for the park? HS Baseball playoffs? Concerts?	Pos
lornadoone2009@hotmail.com	I live in Ardenwald and I am VERY MUCH in SUPPORT of the proposal to build a baseball/multi-use stadium.	The importance of using as little public money as possible and trying to develop public/private partnerships.		Pos

Addendum 3

Gmail Account Feedback

My wife and I attended the listening lounge last night. We live on Roswell Street, just a couple of blocks from the proposed stadium, and the plan looks like a megaphone aimed directly at our house. We have legitimate concerns about noise and light pollution, and were disappointed to be dismissed as NIMBYs. (Not In My Back Yard). Nevertheless, we refrained from calling the proponents of the plan ISBEYs (In someBody Elses Yard). One person suggested that our concerns didn't matter compared to the 20,000 people south of us, the 20,000 people north of us and the 20,000 people east of us. My guess is that not all of those people want a stadium, but if they all show up, we're going to need a lot bigger stadium. There was a comment that the Northwest League rules prohibit teams in adjacent counties. If true, this stadium plan is dead on arrival, as we already have a team in the next county. Mayor Ferguson stated that this project would help to revive the area and bring pride to Milwaukie. I question whether it will indeed bring much recognition to Milwaukie, positioned as it is right on the Portland city limits. It seems likely that people will view the stadium as where Portland ends, and Milwaukie is everything beyond it. I have more concerns about non-baseball event that about the baseball itself. One of the possibilities listed was motocross demonstrations. The noise from that would surely be much louder than the noise of the games. There was no listing for monster truck rallies, so I guess we might dodge a bullet there. Concerts also have the potential of noise levels far in excess of the actual games, although chamber music and Mimes wouldn't be a problem. I also question whether we could have any chance of passing a bond measure to build this project. I fear that we will spend the \$300,000 that has been earmarked for studies and development, and then not come up with the actual build money. We have a hard time coming up with money for schools and public safety. I agree that something needs to be done to revitalize the downtown, and that this piece of property could be an important factor, but I'm afraid that we will be wasting time and money on a project that at best will adversely affect the livability of our neighborhood, and at worst will be a failure.

I am interested in helping anyway possible in regards to bringing baseball to Milwaukie. I was active with the attempt to get a MLB team here in Portland. I also have done some free-lance writing work with Portland natives Rob Neyer (formerly ESPN now SB Nation) and Maury Brown (The Biz of Baseball). I am planning on attending the next listening session next Wednesday the 9th. Please let me know if there is anything I can do to help get this venture.

YES-A BASEBALL STADIUM-WHAT AN ASSET IT WOULD BE TO MILWAUKIE! NOT ONLY FOR ADDITIONAL REVENUE TO THE CITY BUT AN ADDED ASSET TO THAT STRIP ALONG MCLAUGHLIN-THIS WOULD BE AN "IDEAL" IMPROVEMENT".

Hi I could not open this document. I would like information regarding what the expected impact is on the City of Milwaukie including financial, traffic, crime, noise. Admittedly I am not a big baseball fan, but do wonder if there would be enough interest to support this, wonder what we could learn regarding Portland Beavers and PGE Park. Wonder how this will be funded?

I have decided that it is time to express my disgust at how my tax dollars are being spent. I am not opposed to the concept of Milwaukie having a ball park, but I am opposed to my tax dollars being spent to fund consultants to try and sugar coat a bond measure to make this happen. Additionally, it is my feeling that the staff of our city could and should be spending their time to address some of the livability issues in our city. I am far more concerned about the disgraceful state that many of our main thoroughfares are in, the ability for citizens to safely walk or bike between destinations and getting a long overdue waterfront park completed. To award a no-bid contract to a consultant to lobby our town and 'grease the skids' for a bond measure is shameful at best. Seems to me that over the last ten years the people of this country have expressed sufficient outrage over the awarding of no-bid contracts. How can one ensure they are getting the best bang for the buck in this manner? How can our communities staff and leaders say they are doing right by its Citizens when they spend our money in this way? How can a consultant that has a bonus tied to a specific outcome be trusted to provide valid information? This project obviously has

backing within the staff and Council and I encourage the Council to consider; When city and state governments build facilities for sports team which are owned by multi-millionaires or billionaires and raise taxes to do so, this appears to me, and many others, to be an abuse of power. Let the players and owners build their own facilities. One of the arguments I have heard in favor of a stadium is that it will create jobs. How many people working for hot dog and popcorn vendors do you suppose earn a living wage?

I like the idea of construction during times of high unemployment. We need to have jobs in our community. I'm not a big fan of baseball but would support the initiative if all the participants (labor, design, management etc..) were local people.

Ya Gotta Believe "The trouble with baseball is that it is not played the year round," Gaylord Perry But what could Milwaukie do with a Multi-use Community/baseball facility with year round activities/functions ? A mixed use development with potential revenue generators that could become the heart of a new community/business activity center; office/retail space under the grandstands or beyond outfield fences; with the facilities close proximity to the Springwater Trail system a bike gallery/service operation and bike tour operation; Milwaukie Police could use space for their school bike program; perhaps an athletic oriented shoe retailer; a coffee shop/cafe that draws from the North Industrial companies as well as users of the Springwater Trail ("When you come to a fork in the road, take it." Yogi Berra); a Public access studio that could be used as a studio and community meeting room (under the Milwaukie cable franchise, this use can become a program origination source); the studio community meeting room might be able to host banquets, receptions, Poetry readings (Poets are like baseball pitchers. Both have their moments. The intervals are the tough things. ~Robert Frost...; a studio control room could be shared with the baseball stadium (under the COMCAST franchise Milwaukie has the right to use PEG capital for building and equipment uses related to PEG activities (thank you JoAnn Herrigel for getting this in the agreement); Milwaukie's PEG Capital funding could be leveraged into matching grants ("My motto: keep swinging. Whether in a slump or feeling badly or having trouble off the field, the only thing to do is keep swinging." Hank Aaron); the video uses could become a real life training lab tool for the Sabin media students ("If it wasn't for baseball, I'd be in either the penitentiary or the cemetery." Babe Ruth); Ledding Library could set up a reading room (move the sports collection here) and/or materials pick up location as an alternative to folks having to go downtown; Progress always involves risks. You can't steal second base and keep your foot on first. "People ask me what I do in winter when there's no baseball. I'll tell you what I do. I stare out the window and wait for spring." ~Rogers Hornsby Let's move beyond that limitation.

I sure wish I could make these baseball meetings, but I work. I live about as close to the proposed stadium as anyone can (SE 30th and Sherrett) and I am 100% supportive of the initiative (everything I've read so far anyway). I love the idea of being able to walk to a baseball game or a brew pub from my house!!! And if you ask me, any development in that horrible looking vacant "industrial" corridor is a good thing (unless we're talking about the Acrop expanding!). Even if it brings a little light and noise to my neighborhood, I don't see how the sound of a crack of a bat or cheers can be a bad thing! I mean for goodness' sake, we've got freight trains that run down there at all hours. What the heck are my neighbors complaining about? Do it! Bring it back! I'll buy season tickets!

Good to put land to work. Should not cost Milwaukie or taxpayers much. Could rent out to local teams for some games. Having a soccer option might be beneficial, however the stadium design is not helpful for soccer (PGE Park). How much tax revenue would we loose? Is this in keeping with long term planning for the area?

I have attended all three listening lounges, an Ardenwald neighborhood meeting, and a city council meeting about the proposed baseball stadium, and I think that you are not getting a broad spectrum of opinions from this approach. Typically, there have been a dozen or so people speak, but it tends to be the same dozen at each meeting, those who have strong opinions and who are well enough informed to hear about the meeting, and who have the time to attend. I'm not sure what the solution is, but putting notices in the Pilot doesn't get the word out very well. I suspect that the majority of the Pilots get tossed without being read. My wife and I were guilty of this until light rail meetings got our attention. Putting

notices on Facebook or the City's home page only reaches those who are already looking. We've talked with some of our neighbors, and many of them have no idea what is being proposed. One possible approach would be a mass mailing of the bring back baseball brochure, or maybe a smaller, postcard sized version of it. I know that this would cost money, but it would be much better to spend money to find out if the stadium really has support, than to go through all of the development expense and find that there is no way to pass a bond measure. Distributing information to local schools and churches might be something that could also help. I personally am not convinced of the feasibility of the project, nor am I persuaded that it won't be detrimental to our neighborhood. At the listening lounges, I heard several people state that they hoped a few people wouldn't derail a project that almost everyone wants, but we don't really know unless we get broad based polling. We might have a handful of people pushing a project that almost no one wants. The only thing we can say for sure from the meetings is that there are a handful of people with strong opinions on both sides of the issue. We need to know, and soon, what kind of depth there is behind each of the sides. Otherwise we're just wasting money on assumptions.

Are there ballpark renderings available yet? Does Vancouver's non-vote help our chances in Milwaukie?

The Yakima Bears are open to moving to a new stadium that will not be in Vancouver. This is a gift. I hope Milwaukie city does not make the same mistake that Clark County just made by being hesitant to do this type of project. Improving the best up and coming city in the Great Northwest that is the type of leadership the people look for and need. Be decisive take the Bears and watch this city change for the better.

To whom it may concern, My family and I have recently moved to the Ardenwald Neighborhood from N. Portland. After settling in and adjusting we have grown more and more fond of the Neighborhood and the City of Milwaukie. The thought of Single A baseball coming to MY neighborhood has me more than a little excited. (full disclosure: I am a baseball junkie.) Besides my enthusiasm for the notion of being able to walk with my family to baseball games on summer evenings, I think the idea makes a lot of sense for the community. First, from the business end of things I personally know many people who would take the max down from Portland to watch several games per year. I am sure it would also draw from the neighboring communities of Sellwood, Eastmoreland, Oregon City, etc. Second, I think Single A baseball is a perfect match for the family friendly nature of Milwaukie. I am assuming that because it is only single A, tickets, food, and beverages would be affordable. If so, entire families would go to a game for a hotdog and soda. Adolescents would get dropped off to meet up with their friends. And a group of regular baseball junkies would begin congregating prior to each game in the seats behind home plate to compare scorecards. In short, Milwaukie's ballpark will become a wholesome focal point of the community much the way the Sunday farmers market is. My family and I strongly support our tax dollars being used to research and develop a plan to bring a ballpark and team to our neighborhood. Sincerely,

Hello, I attended the listening session at Linwood on 11/17. I took the comment sheet of paper with me, but I didn't want to hand-write it all out. I hope this is the right email address to use so that my comments get to the city council and to the consultants. If it's not, please let me know. I couldn't find a place to send this on the website or the Facebook page either. I have lived in Milwaukie for 19 years and am active in the schools and community. I am also on the board of Milwaukie Junior Baseball Association. Here are my comments in totally random order: I heard that the Keizer stadium is not available for community events such as those listed on the memorandum from Three-sixty Architecture. I would support the stadium much more if it would be available for community events. I think that's important if the public ends up funding it. I would love to see joint usage by the city, NCSD and NCPRD. A multi-use facility just seems like it would be more profitable. I do think the stadium will generate a positive buzz about Milwaukie. We want to be associated with healthy, family friendly activities and our riverfront - not strip clubs and lottery bars. Is there a way to estimate a return on investment? If those projections exist I think the public needs to see actual dollar amounts. How does the city earn income from the stadium, or does it? I was worried that any bond from the city would be competing with the NCSD operating levy. It now sounds as if the operating levy won't happen, so that is good for the stadium project. Cost estimates need to include increased city costs such as cleaning, police, administration, etc. Need to let the public know how and if this stadium would affect other existing city projects such as sidewalks, waterfront improvement, etc. I realize that the stadium will be on the new max line, but I hadn't thought of the fact that it isn't very close to a freeway. That is a problem. A lot of people still drive. How will the traffic flow be addressed? I do believe that Portland lost baseball because Paulson wanted a soccer team here. I think if it wasn't for the Timbers the metro area would still be supporting a baseball team. I would be interested to see a sample of what a contract between a city and a baseball team looks like. What types of issues are usually addressed in these

contracts. I think voters would be influenced by showing them that their homes will increase in value as our community grows and gets a better reputation. An increased home value would probably be worth the extra property tax due. Who will pay this increased property tax, and how will these people benefit more from the stadium than the rest of the metro area? Can the contracts for marketing at the stadium be written to give priority to Milwaukie businesses? I disagree with the man who said that just because people come to the park doesn't mean they would go to Milwaukie and spend money at restaurants, shopping etc. I think they would, especially if those businesses are being marketed along with the team and in the stadium. The public needs hard data, and I think the focus should be on the financial issues rather than the noise/light issues. I think the chance of the team being successful would be questionable if another team was operating in the metro area. That is great that Vancouver has said no to their stadium. Milwaukie Microbrews = AWESOME mascot for us if we could arrange that with the Milwaukee Brewers. I'd like to see a financial plan on paper and know that it is available to the public and the city's budget committee. I heard someone say that the stadium is facing north instead of facing McLoughlin. That does seem strange to me too, but I assume there is a good reason for it. I think the fact that Portland is the largest metro area without a baseball team is proof that we can support baseball here. Thanks for listening and good luck on this project!

Dear Councillors: When we first heard the idea of a possible baseball park in Milwaukie, we were excited. We thought it would put our little city on the map and give the citizens of Milwaukie one more big thing to be proud of. We thought it would bring more people and businesses to Milwaukie and some jobs, too. Upon thinking about it further, we had second thoughts and wondered about a lot of things. For a start, where the park is to be located, far north of downtown, it doesn't seem like something that would really create much additional revenue for the existing businesses in downtown Milwaukie. A ball park would certainly bring more people to our area but would that just mean more congestion and traffic problems that would necessitate the city (read tax payers) building more streets, hanging more traffic lights, needing more police? Those jobs: would they be well paying jobs to support a family or low paying jobs running concessions? But most importantly, where is the city of Milwaukie getting the money for a ball park? What about the waterfront project started several years ago that appears to be stalled at the moment? What about all the streets in the city limits of Milwaukie that need to be repaired? What about sidewalks in the city: much is still needed there. We hear that a ball park benefited the city of Keizer but really know nothing about that city, other than it sits at some distance from Salem proper (or anything else as far as we can see) so there really are no convenient services for ball park patrons other than in Keizer. That is not the case for Milwaukie: ball park patrons can just as easily go to Sellwood or stop along 99E or The Milwaukie Expressway on the way to and from for whatever they need or want. Last but not least, aren't there many expenses involved in getting a ball park or any other facility? Feasibility studies, cost studies, etc.? Aren't these done by outside consultants for very high fees? Where is that money to come from? We'd like to see the answers to all these questions before we pay the bills.

Hello, although I have not seen/heard details about this project, I support the general principal of bring minor league baseball back. Is there a mailing list I can get on to be updated? Are there opportunities for community (Portland) involvement?

Hello, In response to the request published in this month's Pilot I thought I would share my viewpoint on the proposed Baseball Stadium idea. Let me start with saying that while I generally support the decision to bring an MLS team to Portland, I was not one of the supporters of bringing soccer team to Portland to the detriment of the Beavers. Additionally, I have followed much of the debate back during those times on where to relocate the Beavers (Rose Quarter / Memorial Coliseum, Lentz 205 location, etc.) and have had the opportunity to hear Merritt Paulson talk about his vision a number of times. I am excited that our city council has enough forethought to introduce these types of ideas and believe they / you are working in the best interest of the city and region. As a baseball supporter I cannot disagree at all with the general comments made by Councilor Chaimov in his opinion pieces. As such I am in general support of the idea and would love to take my son to games if it were to work out. I also know and understand the complexity of the project and situation, especially after following the debates as mentioned above in trying to find another home for the Beavers in recent past. One thing that does make me a bit nervous (getting back to the Merritt Paulson reference above) is ensuring that whatever deal is made is actually supported by real financial figures and justification and doesn't create too much of a sweetheart deal for Mr. Paulson. However, knowing this is early in the process and there is still much planning and investigation to be done I believe you / the city of Milwaukie is on the right path and has my support. I would likely be one of the season ticket holders and would love to see the Beavers in Milwaukie.

To my Elected Officials of Milwaukie: I am so definitely OPPOSED to the idea of a baseball stadium in the proposed location. Reasons: 1. I live in the Ardenwald neighborhood, and anticipate the noise level to be tremendous. I know the noise travels because I often hear the sounds of traffic, the industries, and the trains that arise from that area. Please consider the people who live just across the train tracks from the site. 2. The increased traffic congestion that will result will make me want to avoid the area entirely. I feel that Milwaukie is already vehicle unfriendly in the downtown area, and this proposal will merely extend the unfriendliness. 3. The possibility of a Max station in the area to serve the arena brings chills to me because of the increase in undesirable persons that go with such stations. It has been proven already all over Portland, and I do not like the idea of an increase of undesirables in my area. I view a baseball arena in that location as a perfect draw for those interested in promoting their criminal careers. 4. There will be unanticipated expenses and problems associated with the building. There always are. I don't want my tax money supporting it. "A" baseball? Why not use one of the high school fields? They are already there, and NC12 could ease their budget by renting out their fields. I have enjoyed living in Milwaukie for decades, but I firmly believe that building this arena in the proposed location is just one step downward for the livability of the city.

Hi I am a Milwaukie resident and small business owner of Dano's Dogs LLC. I think the idea of a baseball stadium to attract people to Milwaukie is a great idea. One source of potential income if the design would allow is renting the stadium to the growing sport of LaCross. It is a known fact that there are not enough LaCross fields to meet the growing demand. I know as a fact that the CYO organization is currently looking for fields to play LaCross. In addition if we do build the stadium in Milwaukie I would like to be considered as a potential vendor. Dano's Dogs LLC is a special event Zenner's sausage cart. I sell quality locally made products that are also sold at Jeld Wen Park and The Rose Quarter. In fact Zenner's was founded by my grandfather George Zenner in 1927. I do events such as the Shamrock Run, Oaks Park Octoberfest and the Sellwood Concert in the Park. I have attached a business card and flyer for your reference if have any events that may want my services.

I live fairly close to the proposed site of the stadium (8625 se 31st), and have family that lives within sight of it (8804 se 28th ave). I have absolutely NO interest in a baseball stadium being built just across the tracks. The noise, traffic, and general chaos isn't anything I am interested in bringing to my neighborhood. I realize that the stadium wouldn't be "in" my neighborhood, but it would directly effect the entire area. I travel through the area of the proposed stadium on a daily basis, and live in the area that allows me to vote on things about it. I sure hope we get the chance to vote on this, rather than having it crammed down our throats. That brings me to the largest overall reason I don't want the stadium: Light rail. The politicians have decided that light rail will be built whether the citizens want it or not. I have no idea how that is an acceptable plan, but that's not the point here. I am smart enough, and distrustful of local government enough to know that someone will push the idea of building a stop on the light rail tracks, right near the stadium. That would bring the criminal element of light rail right to my own back door. There is absolutely no WAY I will ever go along with that! The folks that push light rail have never known anyone that lived anywhere near it. It's noisy, in the way, and all your stuff gets stolen. Please tell me why THAT is a good idea!

Addendum 4

Emails Received by Council and Staff

October 28, 2011

So we are going to raise taxes to help build a stadium for a private business owner with the hope that surrounding property taxes will increase? Why not raise our taxes and put that money directly into the projects that people have been asking for over many years, and skip the ball park all together? How long will it take to raise tax revenue to pay for projects that people want- after we have raised enough to pay for the ball park? Just because businesses open, does not always mean property taxes go up. Business and/or property owners have to make major improvements to the property to increase the property taxes. This is just wrong on so many levels.

November 16, 2011

Milwaukie, OR

Milwaukie Community Involvement

Milwaukie resident since 1994

Member of the Milwaukie Tree Committee 1994

Founding Member of the Milwaukie NDAs 1996

First Chairperson of the Hector Campbell NDA

Director of the PAC that lead the recall of the Milwaukie City Council Members 1997

Member of Planning Commission 1997-2006

Chairperson of the Milwaukie Planning Commission 2002-2006

Dear Councilor Chaimov,

As someone with a long history of working for and with the City of Milwaukie and a strong community involvement ethic, I would like to submit comments on the baseball stadium process.

I am concerned about the process surrounding the "Baseball Stadium Issue". It has come to my attention that there is some discomfort over the project speed, the selection of the consultants and the seemingly closed selection process. To my discredit, I was largely unaware of the connections between the selection process and the other public outreach programs (Listening Posts).

I would like to share some of my reservations on the project:

Although the stadium seems like a good idea, the project costs will be high, maybe too high. The 25 million dollar project cost equates to \$1,200 of debt for every person in Milwaukie. Too often, cities are left with the aging stadiums and the long-term maintenance costs. In addition,

the citizens of Milwaukie may not be willing to cover the full cost of construction and the future shortfalls in maintenance and repairs for the stadium. Bond measures and Urban Renewal have not fared well in the past in Milwaukie.

To date, the City has allocated over \$250,000 to the planning for the baseball stadium project. We are already spending hundreds of hours on light rail planning and still scrambling to find the five million dollars needed to pay our local light rail share. We need to focus on clearing up the problems we already have and not creating new ones.

The money and use of staff time spent over the next year for the stadium will be a loss to the community with few benefits. This money could be better spent on local projects with a more direct local benefit.

We need to focus on making Milwaukie a better place to live and raise families by spending their dollars on fixing their neighborhood roads and sidewalks...people want to see improvements that are local to them.

Thank you for your consideration of my comments.

Respectfully,

Nov 17, 2011

I like the idea of construction during times of high unemployment. We need to have jobs in our community. I'm not a big fan of baseball but would support the initiative if all the participants (labor, design, management etc..) were local people.

Friday, November 18, 2011

I was undecided about the baseball stadium. Seemed like a good idea but was wondering about the funding. Then I did some research about the premise that this would be a tool for increasing revenue to our city. Turns out there is quite a bit of information out there on other cities attempts at this same venture.

The information I have read does not bode well for us in achieving the stated outcome. The links below lead to studies and results obtained by other municipalities in the quest for baseball and stadium building.

Due to this information, I have to come out as a firm **NO** on whether we should proceed to build a stadium.

If you have any information I can look at that refutes this mostly negative information, please forward it onto me.

<http://thesportdigest.com/archive/article/economic-impact-sports->

[facilities http://www.cato.org/pubs/regulation/regv23n2/coates.pdf](http://www.cato.org/pubs/regulation/regv23n2/coates.pdf)

<http://www.stlouisfed.org/publications/re/articles/?id=468> http://www.umbc.edu/economics/wpapers/wp_03_103.pdf

I believe we could get more return on our investments by proceeding with our River Front park development. I spent some time on the river this last summer and was amazed that there were really no decent facilities for boats anywhere. There is one restaurant that I found way up in Portland, that has access for boaters. I believe that for a much smaller investment, we could install some floating docks, thereby allowing boaters to tie up to access our downtown services. There is no way for a boater to do this now. There is nowhere else on the river that allows this. In a car you can easily pull over and buy some drinks or snacks at a convenience store or eat at a restaurant. This cannot be done by boaters on the Willamette. I lived on the east coast for many years. The towns that have river or ocean access really take advantage of that natural resource. Restaurants, convenience stores and other services were quite commonly found along the shore. I think this is what Milwaukie needs to take advantage of.

Nov 22, 2011

Mayor and Councilors

For the record I am not on board with the multi use facility [Ball Park]. I have questions such as where is the feasibility study? Where is a detail cost break down? I the site has problems such as traffic impacts, lack of parking and poor access to mass transit. I also was not able to attend the "listening Post" meeting and have not heard good things about them. It appears that a lot of pro baseball and non residents of Milwaukie attended. As I was not there I can not confirm this but it is what I have been told. I also have concerns about the consultants hired and the cost for the one-sided outreach. These are just a few question and when I have more time I will send more. I echo a lot of the concerns that I am sure you have heard from others.

So for now I say No, But I will be willing to hear more when answers are available. I am not interested in attending meetings that do not involve answers to questions or that have open discussion.

Please pass my comments on to other as you see fit

November 24, 2011

I have it on good authority that council is looking for suggestions rather than criticism... but know many ideas have been ignored over the years, so I'll just state this one more time and then I'll shut up... FOREVER! I have long been an advocate for making Milw. the "museum capitol of the region", and have heard that the following could be available... apparently the Maritime Museum would look at new digs if they had a bit of help and guidance (and their move might lend to funding, etc. for the Riverfront Park either through grants or other funding that would boost tourism, etc.) ... we might have an opportunity to set up a world class Kodak Museum which is currently in warehouses and from which the Kodak Museum in Rochester, NY, borrows when they have a large or special exhibit they want to run, and this would likely fit in downtown especially IF it could be somehow be accompanied by a comic/graphic arts museum in conjunction with Dark Horse... and just for grins, the Oregon Sheriff's Museum in Salem has been casting about for larger digs, too, and would draw a completely different but broader base of folks. There may be other additions/alternatives to these if we decided to move in this direction... I don't know... but adding more little restaurants/bars downtown will only pay off when folks have a viable reason to come here... and Milw. will be a straight shot on light rail from OMSI... ??? I have long been an avocate for businesses that provide living wage jobs, but the city makes it pretty difficult for them to really take Milw. seriously when they buck most of what people want to do, and let businesses leave which do serve the community, etc. without a whimper. (I have never heard of the city, nor the Chamber for that matter, make any noise about keeping, and now replacing, the mid-sized grocery store at Wichita Mktplc. on King and Linwood, the vacancy currently causing local folks to have to either hit Safeway, Albertsons or 82nd.) There seems to be a lot of space available along Industrial Dr. and possibly in the N. Industrial area, as well... but businesses need encouragement not red tape and unpleasant treatment... Below, you have just pointed out the pitfalls for having our small city economy based on growth rather than sustainability. If staff and etc. put in as much effort to really make Milw. a "destination" as opposed to another "Rockwood" I might be able to understand some of the why's for what you've said... but I do know folks will continue to vote down tax increases, etc., most especially for something like a baseball stadium or for things for which they already pay dearly that will never have enough money no matter how much they have. (and just for the record, I still resent being hood-winked into voting for the fire district, for which we pay over 1/2 as much on our poroperty taxes as we do for the entire city of Milw.)

November 30, 2011

Dear Gentlemen,

It has taken me some time to consider my response to your emails. First let me say thank you for your response. I would like to say that at least for my part and I think that it is the opinion of many others that are involved in our community as well that, we would rather spend 300k on 3 blocks of sidewalks that will be walked on for many years than on feasibility studies of what many other communities and economists have deemed economically unsound. Our fine city has the unfortunate problem of being divided by a railroad and a highway. It is my considered

opinion that a Stadium built on the proposed site does more for the property value of the business in the North Industrial area and Sellwood than it does the rest of our city. In Mr Chaimov's comments he states "As I understand it, property values are likely to increase in any area with reasonable access to the facility—anywhere visitors can go without much trouble—including downtown" I would like to know what you view as reasonable access. How does a Stadium located on 99 benefit or have easy pedestrian access to 32nd? How about to the new shopping center at 42nd and king road. On the other hand if your in Sellwood you can easily walk across a bridge to Kenney's Folly. I would fully support a bond to build this if you can clearly demonstrate without a years time and 300k dollars in investment how this is going to fund, in any reasonable time frame, the litany of other started and unfinished projects that we have. 25M=250 blocks of sidewalks, Im guessing that is most of what we actually need. One of the Members of my NDA who passed away recently would, at nearly every meeting, Tell us how to the staff of the city and the Council that Milwaukie ended at 32nd. I now more than ever understand why he kept this up until the end. Rest in Peace Leroy. Milwaukie is not just downtown, the North industrial area and light rail. We exist beyond 32nd avenue, we live in Island Station. We live in Ardenwald. Your recent decisions to change the sign code and the continued pursuit of Kenney's Folly, to me, show a significant amount of preferential treatment of landholders and Business owners in the North Industrial area. As we annex the streets and homeowners decide to connect to the sewer and annex into the city on the eastern front, what plans are being made to improve streets and facilities in these areas to increase property values and increase the Tax base? What are we doing to make doing so attractive to their neighbors other than offering a cost reduced fast track to pay more taxes? I asked a staffer a while back if some of the newly annexed streets would be getting much needed improvements and streetlights and was really not given an answer

I would encourage you to push for hard numbers on ROI sooner rather than later It should not take a year and 300k to produce this. We have spent too much on consultants and not enough on doing. North Industrial could be just as easily turned into business park which would cost us less and provide far more living wage jobs. It could be turned into a Shopping Center (think Bridgeport) at the expense of developers, not us. I think that it is the job of our city to create incentives for attractive, year-round business to come here, not to play craps with our limited dollars. Again, Thanks for your time.

December 1, 2011

Council and Others Interested Parties,

Attached is my first round of question about the concept of a sports complex in Milwaukie. As noted in the attachment, I would like answers before I can decide one way or another to the project. Please include this in the records or information gathers processes. If you have questions for me please feel free to email me.

I look forward to your response.

Questions I have about the Sports Complex

By David Aschenbrenner

Below are questions that I need answers to in order to form an opinion on whether the Sports Complex is a good idea for Milwaukie.

Traffic Impacts:

Ochoco and McLoughlin Boulevard impacts

What is the current capacity rating?

What would be the rating with the complex?

What improvements would be needed?

Who pays for the improvements?

Milport and McLoughlin Boulevard

What is the current capacity rating?

What would be the rating with the complex?

What improvements would be needed?

Who pays for the improvements?

Parking:

Will TriMet allow the use of their lots for the complex?

Will there be on site parking and if so how much?

How will the parking in unauthorized areas be addressed such as the present businesses and the surrounding neighborhoods?

Other Questions:

What are the rules regarding when other AAA baseball or AA baseball teams move into the area? Will the Milwaukie team have to move?

Is there an area of team boundaries such as no other minor league team within a 10 miles radius of another?

How will the facility be managed?

Would all users be charged a rate and what might the rate plan look like?

Would there be an ongoing cost tied to the city's budget?

At what point [year] would the city see income revenue that could be spent on other city projects?

What would the total cost be to the city taxpayers?

Would the city taxpayers and the city budget be responsible for:

Street maintenance

Waiving of fees

Staff time

Use of general fund dollars on an ongoing basis

Would there be bonds to payback

New taxes

Should this be a regional project such as the zoo and not just a Milwaukie funded and managed facility? If not, why not?

Is it a good comparison to use Keiser Stadium, when Keiser does not own the stadium?
How does Keiser get it's revenue from the stadium area, is it from the team, parking or some other method?
How much parking is at the Keiser Stadium?

These are my first round of questions and I am sure I will have more later. I do not feel that I am pro or anti sports complex, I want to make sure it is a good fit for Milwaukie in the long run.

If you have questions for me please email me.

Dec 16, 2011,

>Councilor Loomis,

>

>I agree about the sooner then later comment.

>

>One thing I would add that would cost no money and would take very

>little time is for the council to state what you expect to come from

>bringing baseball to Milwaukie. Regardless of the cost of a stadium

>(multi use

>facility) what exactly do you hope to achieve? Please give a detailed

>explanation. What I hear from you when you do speak about the project

>is you want it to "be good for Milwaukie". What does that mean? Will

>the bond be paid off and the additional revenue generated pay for the

>Riverfront Park in five years? How soon should the resulting revenue

>increase pay for the items not covered in the WSMP? Will the

>additional revenue be spent on more economic development or will it be

>spent in the neighborhoods? You are our elected leaders, please tell

>us what you think.

>

>Telling the citizens what you hope to accomplish doesn't take

>consultants or cost money that would otherwise be spent on project near

>and dear to all of us. Stating those parameters now will allow the

>citizens to understand what each of you deem a success or failure when

>the feasibility study is inevitably done.

>

>Many people have asked a lot of questions but there have been little to

>no answers to those questions. The problem with answering questions is

>it generally leads to more questions. I look forward to hearing what

>the five of you have to say and the open dialogue that will follow.

>

>Thank you.

December 18, 2011

So Greg,

You and others, talk about increase property value, adding more business and more residents. Correct? And the Multi use complex will help us get there. Are there any other ideas floating to there? So what land do we have available to attract new business and what types are you thinking of?

Age these small business or large? Are our housing codes and land available enough to meet the needs? Will the present research under way answer those questions too? Is there a target number of new employers and residents?

Yes there are lots of questions that people have and there are no easy answers. I hope you get the answers you need to make the best decision for our community.

Monday, December 19, 2011

Asher, Kenny

Bring It Back Campaign

Hello,

Please add me to the email list of people to support bringing baseball to Milwaukie. I have been heavily into baseball and upon my retirement from Intel within the next couple years I am planning on pursuing an opportunity to help a minor league baseball organization. As a current member of SABR (Society For American Baseball Research) and the Portland Old Timers and Active Baseball Players Association, I have many contacts and friends who have been involved in baseball in Portland for many decades. In addition, I am in the Construction Procurement group at Intel which involves creating contracting strategies for construction projects and managing the contracts, which means I can bring construction expertise to this project. I really love baseball and it is a huge part of my life and I want to make it an even larger part of my life.

Please let me know of any upcoming meetings that I can attend.

Thank you,

Addendum 5

Additional studies relating to economic impact of minor league baseball

MINOR LEAGUE BASEBALL IS A HOME RUN FOR NORTH CAROLINA

A new analysis of this economic impact was announced today during a news conference at the Durham Bulls Athletic Park, which will host its home opener tonight. The Durham Convention & Visitors Bureau computed the statewide impact using information provided by each of the 10 teams and the IMPLAN input-output model.

The analysis, which was based on the 2007 season, found:

- *Annually, North Carolina's 10 MiLB teams draw more than 2.3 million fans, or more than twice the number drawn to NASCAR events.
- *Overall, the fans generate \$59.6 million in direct spending, adding \$47 million in value (direct, indirect and induced impact) to the State's economy.
- *The teams pay or induce \$9.1 million in wages.
- *The teams collectively generate \$5.2 million in state and local sales tax revenue alone.

Some other interesting facts about MiLB:

- *There are 176 teams across the US and Canada.
- *MiLB outdraws the NFL, NBA and NHL in attendance, with nearly as many as the NHL and NBA combined
- *More than 4 in 10 fans are women, nearly 7 in 10 are in the prime 18-44 age group, half have children at home, and nearly 8 in 10 are homeowners.
- *Attendance has swelled from 12.3 million in 1980 to more than 43 million last season.
- *North Carolina's association with Minor League Baseball can be traced back to its inception in 1901 with membership in the National Association of Professional Baseball Leagues.
- *North Carolina was home to the headquarters for MiLB from 1933-1946 when then

Durham Bulls owner, Judge William G. Bramham, was president of the league.

[Click here](#) to view the complete economic impact analysis.

"North Carolina has always been one of the keys to the success of Minor League Baseball," said Pat O'Conner, President and CEO of Minor League Baseball. "It's one of the nation's prime hotbeds. Minor League Baseball plays a significant role in a community's quality of life and economic vibrancy. The people, business corporations, and fans of North Carolina understand the role and importance of Minor League Baseball and we value our place in their lives."

"These 10 entertainment businesses are place-based assets not only for their communities, but for the State," said Reyn Bowman, President & CEO of the Durham Convention & Visitors Bureau. "Even as the popularity of Minor League Baseball has soared, these teams have continued to reflect something almost temporal to North Carolina, something genuine and original."

Signaling the importance of Minor League Baseball to our State, author Mark Cryan entitled his just published book "Cradle of the Game, Baseball & Ballparks in North Carolina."

North Carolina's MiLB teams include the Asheville Tourists, Burlington Royals, Carolina Mudcats, Charlotte Knights, Durham Bulls, Greensboro Grasshoppers, Hickory Crawdads, Kannapolis Intimidators, Kinston Indians, and Winston-Salem Warthogs.

<http://onlinelibrary.wiley.com/doi/10.1002/mde.4090150511/abstract>

Estimating the economic impact of a minor league baseball stadium

Minor league baseball has enjoyed a renaissance in recent years. In many communities baseball supporters are proposing sports stadiums often with some degree of tax support requiring voter approval. Economic growth and development are issues citizens are asked to consider when they vote. This paper presents an easily adaptable model for estimating the direct and indirect economic impact of a minor league baseball team on the community. An application of the model is featured. Direct expenditures from external sources are estimated and RIMS II regional multipliers are applied to determine the indirect impact on area output, earnings and employment.

1. William G. Colclough,
2. Lawrence A. Daellenbach,
3. Keith R. Sherony

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<http://www.pgavplanners.com/expertise-experience/economic-market-studies/comparative-analysis-of-minor-league-baseball-stadiums-peoria-il/>

Comparative Analysis of Minor League Baseball Stadiums

Faced with a proposition for a public/private partnership to redevelop a two-block area next to downtown and growing skepticism of public funding of professional sporting venues, the **City of Peoria turned to PGAV** for guidance. The City was faced with a unique opportunity to have a blighted area near the heart of downtown redeveloped into a new state-of-the-art minor league baseball stadium. It would be the new home of the St. Louis Cardinals minor league franchise – the Peoria Chiefs (now a part of the Chicago Cubs organization.) Unfortunately, the cost of redeveloping an inter-urban site would make the project prohibitively expensive.

In order to provide City officials with a better understanding of the issues, PGAV researched similar minor league stadium projects in other communities. In addition, PGAV evaluated the writings of several noted sports economists and presented the pro and con arguments of public participation in such ventures. The City was presented with a synopsis of comparable stadium projects and a balanced analysis of the basic economics of such projects.

The City was armed with the information needed to make difficult decisions. The City Council decided to assist in the development

project by assembling the land and using tax increment financing to help offset the extraordinary costs of redevelopment (e.g., property acquisition, building demolition, relocation of utilities, etc.) However, unlike most other communities, the resulting new stadium facility remained privately owned. The City now has a new public attraction in downtown, without the long-term financial liability of owning and operating a major public facility.

BASEBALL BALL 'BRING IT BACK' COMMUNITY QUESTIONS - NOVEMBER 2011

Financial	Community Impact	Other	Answered
How are we going to pay for it?	Is it going to be loud late?	What are other uses going to be?	
Does Milwaukie get to charge a ticket tax?	Will there be noise restrictions?	What projects have been pushed aside for the city to afford this project?	
Will the city get a portion of the concessions?	Will it create high paying jobs?	Where is baseball on the city priority list?	
Who are the investors?	What are the health effects on the neighborhood from noise, especially on children?	Are there examples of successful baseball parks being placed in the west or northwest?	
How will investors drive the decision?	What are the effects on sewer and firefighters?	Is the architecture firm also designing a parking structure?	
Will it create high paying jobs?	Would a stadium be louder than the train that already goes by?	How will we know if a team will actually come to Milwaukie if a stadium is built?	
Are we going to be backing the franchise losses?	How do they do light and noise projections?	Are there any rules or regulations prohibiting the field from having artificial turf?	
Where is the \$350,000 coming from?	What is the plan for increased traffic?	Has a turf decision been made?	
Where has the \$80,00 come from that has been committed to this project?	Who is going to pay for my home to be retrofitted for noise?	What would the size of the ballpark be?	
Is there a typical formula for combining public and private funds to pay for a park?	When will a sound study be done and how will you share those results with Milwaukie residents?	When was the last single A ballpark built?	
How much do these parks cost? Can we get a detailed breakdown?	Is the site selection driven by ODOT leaving and land is available or is there a better stadium site?	What is Phase 2 of the project?	
What would the cost be to the average family?	Will you do sound study on all issues, such as BMX motocross big track rally.	What are the trigger points for continuing the project?	
Will it deflect interest and money from Kellogg Creek dam removal?	Wouldn't it be better to further improve service to road repair, street cleaning, police and sewers, and property line disputes help?	Are you going to do a phone survey?	
How will we gain from a stadium that isn't close to downtown?	Where is Clark County at with their stadium proposal?	Why did Portland lose baseball?	
What financial information is the council looking for to continue the project?	Will you design this stadium to be expandable to 7K-8K that triple-A would need?	Why didn't baseball work in Portland?	
What is going to be the average wage earners salary?	Who owns surrounding land? Are these businesses willing to update (remove strip clubs) and develop the area?	Would it be possible to do some sort of fundraisers to help build the project?	
How will we pay for the team?	Are we looking at doing more walkways and/or over passes across 99E in that area?	Are we already too far to abandon this plan?	
How will we afford extra police and fire that will be required for ball games and other events?	What will the impact be to truck traffic in the area?	Will we get to vote on this?	
How will we afford the traffic lights and streets?	How will this positively impact other parts of Milwaukie, especially those areas beyond 32nd?	Why can't they use a high school field?	

Financial	Community Impact	Other	Answered
What are other expenses we are not anticipating?	Why not turn the north industrial neighborhood into a business park?	Is there a mailing list I can get on?	
Is there a way to estimate a return on investment?	Ochoco and McLoughlin Boulevard impacts What is the current capacity rating? What would be the rating with the complex? What improvements would be needed? Who pays for the improvements?	Are there opportunities for community involvement in this process?	
How does the city earn income from the stadium?	Milport and McLoughlin Boulevard What is the current capacity rating? What would be the rating with the complex? What improvements would be needed? Who pays for the improvements?	Where is the money coming from for the outside consultants with high fees?	
Will our property taxes go up?	Will TriMet allow the use of their lots for the complex? Will there be on site parking and if so how much? How will the parking in unauthorized areas be addressed such as the present businesses and the surrounding neighborhoods?	Is it a problem that the ballpark is next to a major highway?	
How will the people whose property taxes increase benefit from the stadium more than the rest of the metro area?	How much parking does Keiser have?	What does the contract look like between the team and the city?	
How much tax revenue are we going to lose?	What are the councils expectations for the stadium and it's impact on Milwaukie and what do you hope to achieve?	What are some of the issues addressed in the contracts between the city and the team?	
How can the community staff and leaders say they are doing right by its citizens when they spend money giving no bid contracts?	Will revenue generated be spent on additional economic development or will it be spent in the neighborhoods?	Why does the stadium face North instead of facing McLoughlin?	
How many people working for hot dog and popcorn vendors earn a living wage?		Are there ballpark renderings available?	
What is the ROI of this stadium and when would it cover the costs of these unfunded projects: Riverfront Park \$15m, South Downtwon Development \$47m, Kellogg Lake Resoration \$13m, Light Rail \$5m, Ledding Library Improvements \$5m?		Does the Vancouver vote help Milwaukie's chances?	
Is there someone who has come to the city with money who wants to locate a team here or are we just doing all this on spec?		How are you going to make sure more than just a handful of individuals are heard on this project?	

Financial	Community Impact	Other	Answered
If a stadium were built using public funds would that mean the city would not pursue urban renewal in the downtown and surrounding areas? Wouldn't the citizens be paying twice?		Is a soccer option important?	
Is there a way to get funding for projects of this type from MLB or perhaps a particular team?		Is this in the long-term pain for the area?	
Why hasn't an economic study been done yet?		How can a consultant that has a bonus tied to a specific outcome be trusted to provide valide informaiton?	
How much will the economic study cost?		Is there enough community interest to support this?	
Are we going to raise taxes to help build a stadium for a private business owner with the hope that surrounding property taxes will increase? Why not raise our taxes and put that money directly into that projects that people have been asking for over many years and skip the ballpark altogether?		What do they(council) hope to achieve by bringing baseball to Milwaukie?	
How long will it take to raise revenue to pay for projects people want after we've raised enough to pay for the ball park?		Wouldn't a stadium bring more money into the area rather than the land just sitting there?	
Would there be an ongoing cost tied to the city's budget?		How about approaching Nike or Adidas or Phil Knight, Paul Allen, Bob's Red Mill, Dark Horse, McMenamins, Dave Killer Bread, intel or Precision Cast Parts for partial naming rights or for exclusinve rights?	
What would the total cost be to the city taxpayers?		Is this an expansion team or relocating a team?	
Would the city taxpayers and the city budget be responsible for: Street maintenance Waving of fees Staff time		How do we get assurances that the team won't leave, leaving us with the bill?	
Would there be use of general fund dollars on an ongoing basis		Does abus farm come with any sort of parking structure such as the one at Nordstronm's at Clackamas Town Center?	
Would there be bonds to payback		Is Tri-Met going to build a bus farm?	

Financial	Community Impact	Other	Answered
Will there be new taxes		How many people work in this area (ballpark area) and how could this area better serve Milwaukie?	
Should this be a regional project such as the zoo and not just a Milwaukie funded and managed facility?		Could the Winterhawks have an outdoor game on an ice rink one a year?	
Is it a good comparison to use Keiser Stadium, when Keiser does not own the stadium? How does Keiser get it's revenue?		Since Tri-Met plans to turn Southgate into a bus farm after LR is built what impact would that have on parking for the proposed stadium?	
Will there be a five year ROI?		Are we looking at MLB or like the Beavers?	
		Where would the stadium be built?	
		How did the idea come to fruition?	
		When do we start and what support is needed to get this moving?	
		Why would people be against it?	
		Status of available teams? Yakima still in play?	
		Can the complaining of a few stop this when many more may be for it?	
		What are we going to name the stadium - do NOT want another corporate sponsor name on a field.	
		Would we be able to expand the seating capacity?	
		What are the rules regarding when other AAA baseball or AA baseball teams move into the area? Will the Milwaukie team have to move?	
		Is there an area of team boundaries such as no other minor league team with in a 10 miles radius of another	
		How will the facility be managed?	
		Would all users be charged a rate and what might the rate plan look like?	

MILWAUKIE BALLPARK FEASIBILITY STUDY FINAL REPORT

12 | 28 | 2011



MILWAUKIE BALLPARK FEASIBILITY STUDY FINAL REPORT

Purpose

The purpose of the following report is to analyze the proposed site for its feasibility to support a class A Minor League Ballpark. The report is based on information provided by the city of Milwaukie, work sessions with the city and on-site observations.

Goals

As part of the work sessions with the city of Milwaukie, the following goals were identified by the city as to the purpose for bringing a baseball park to the city of Milwaukie. These goals affected the potential solutions that are suggested after the site analysis portion of the report.

- Community Friendly
- All Weather/Multi-Use
- Source of Community Pride
- Stimulator of Investment in the Community
- Re-Purposing of Historic ODOT building
- High Quality Building
- Regional Draw to Milwaukie
- Symbol of re-birth and growth of Milwaukie
- Venue for Fun Family Activities

From this list of Goals, the following project goal statement was derived:

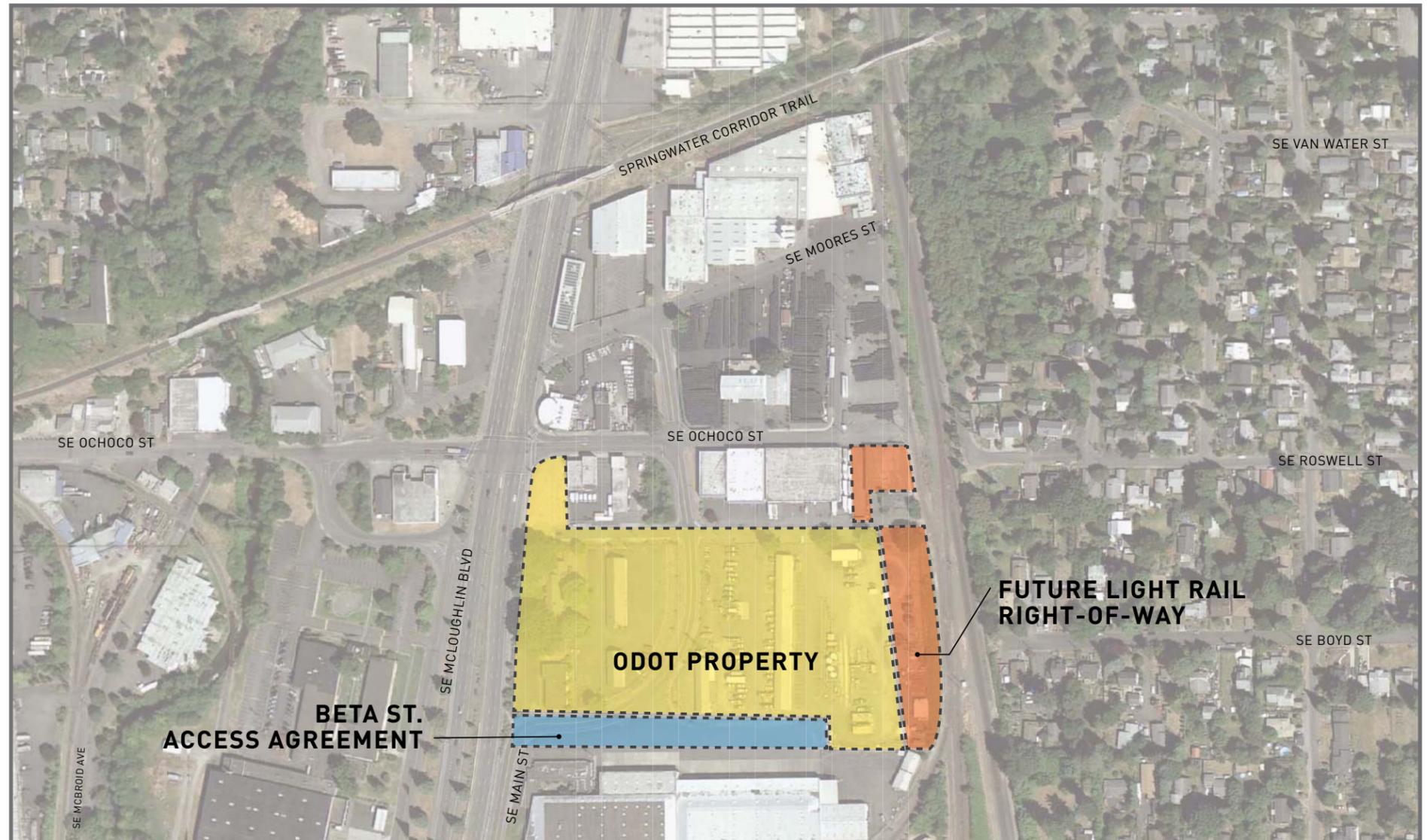
“THE NEW BALLPARK IN MILWAUKIE, OREGON WILL BE A **COMMUNITY FRIENDLY, ALL WEATHER/MULTI-USE FACILITY** THAT WILL BE A SOURCE OF COMMUNITY PRIDE. THE BALLPARK WILL BE A **REGIONAL FACILITY** THAT CAN **STIMULATE INVESTMENT IN THE COMMUNITY** AND WILL SYMBOLIZE THE **RE-BIRTH AND GROWTH OF THE CITY OF MILWAUKIE**. THE DEVELOPMENT OF THE BALLPARK WILL RE-PURPOSE A HISTORIC LANDMARK OF THE CITY WHILE CREATING A NEW **VENUE FOR FUN, FAMILY ACTIVITIES.**”

SITE CONSTRAINTS

PROPOSED SITE

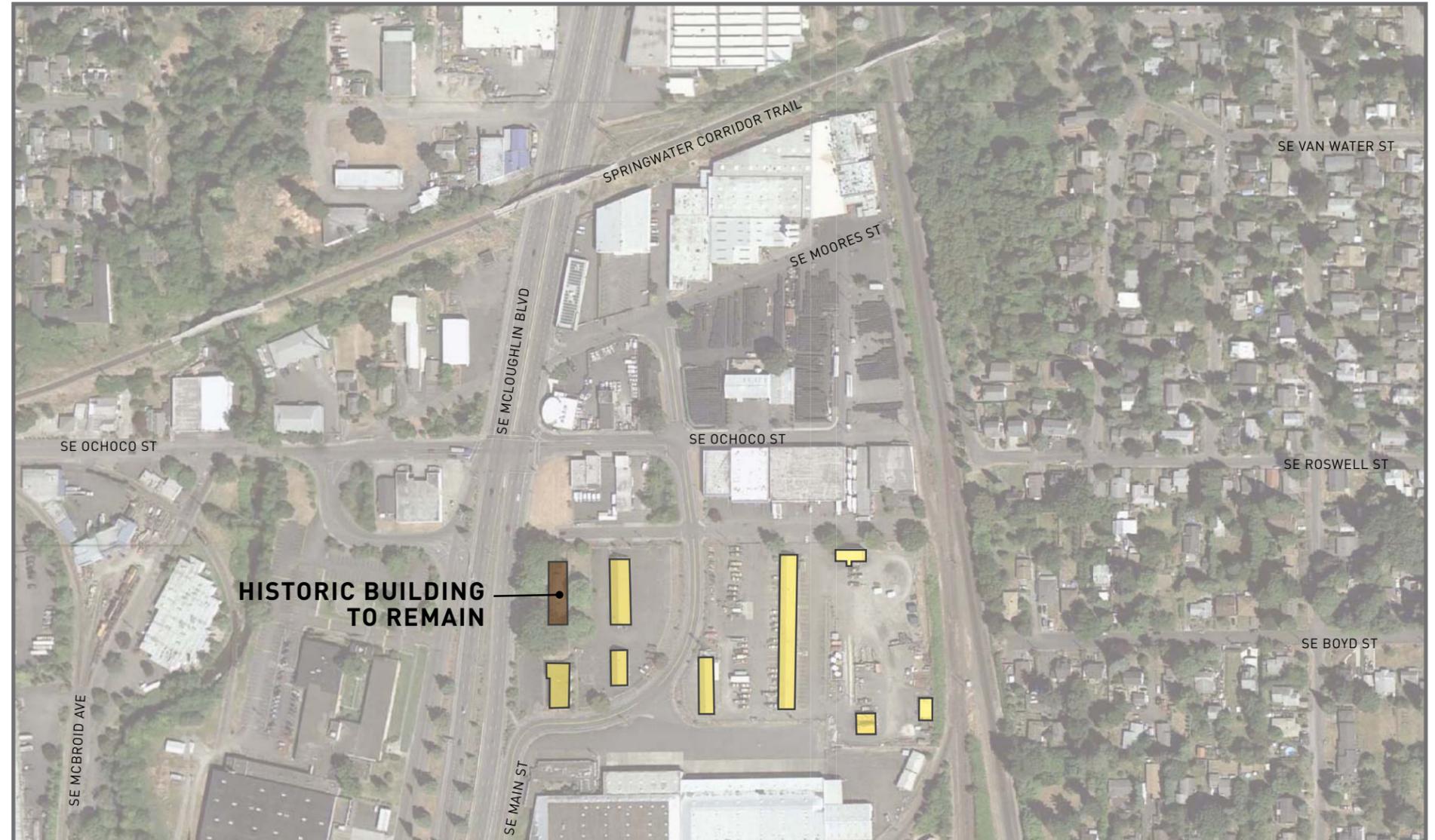
The proposed site is bounded by Stubb Street to the north, SE McLoughlin Blvd to the West and Main Street and the Beta Street Right of Way to the south. To the east the easement for the Tri-Met light rail project, currently in design forms the east boundary and lies between the project site and existing railroad lines. East of the railroad tracks is the Ardenwald neighborhood.

Properties adjacent to the proposed site are Industrial in nature.



Existing Structures

Several maintenance buildings exist on the site. These buildings appear to be pre-manufactured Metal buildings. In addition to these buildings, a WPA era building, historic building exists on the far west side of the site. The building appears to have most recently been used as office facility but is currently not in use. The historic nature of the building has caused a portion of the proposed site to be designated as an historic site. It is the intention of the City of Milwaukie to allow the building to remain and re-purpose it to include ballpark program as is practical.



Existing Trees and Vegetation

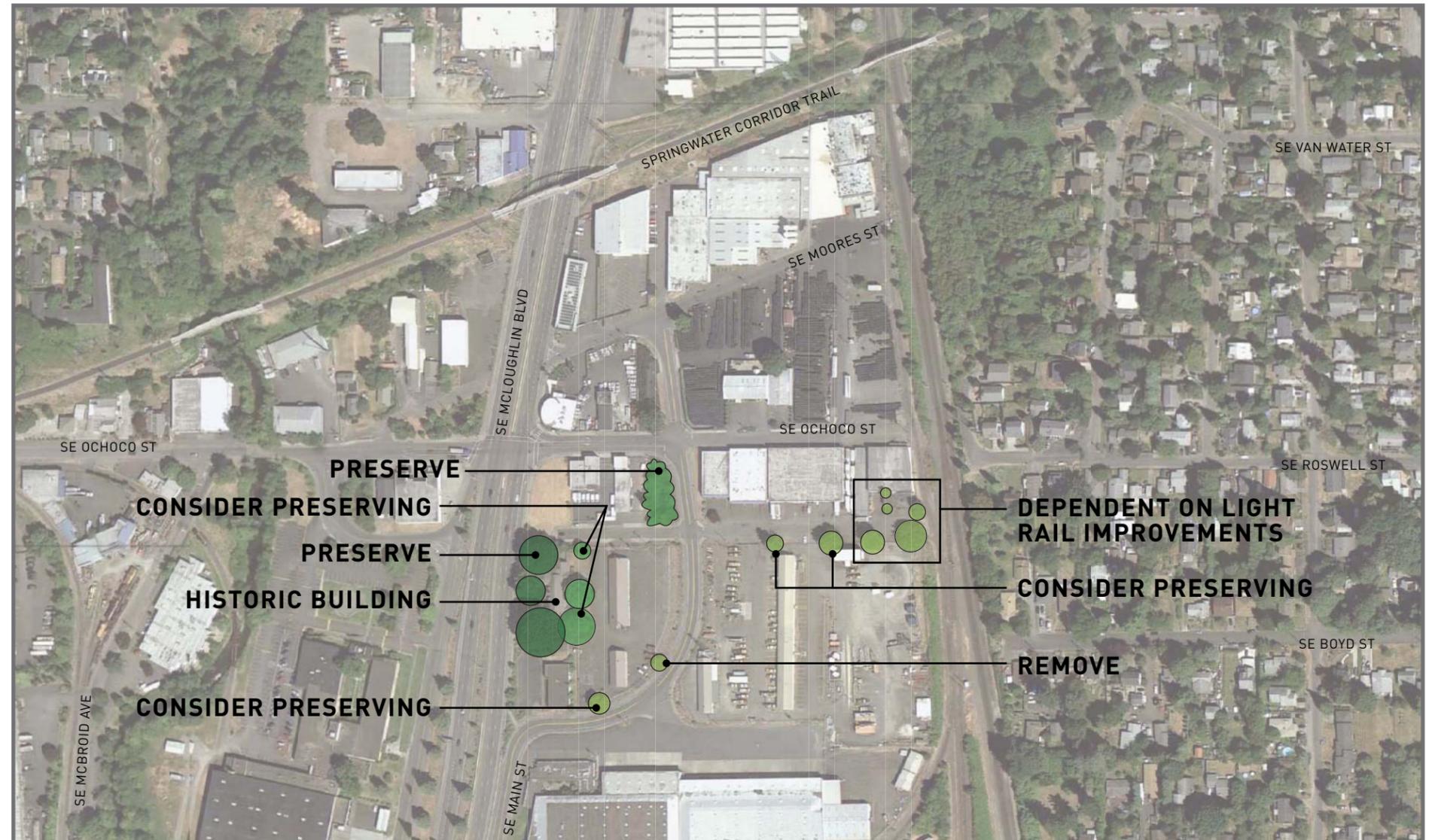
The site is mostly free from trees and vegetation.

On the west and east side of the historic building, very large trees surround the building. The trees west of the historic building shall remain to keep unaltered the appearance of the historic building from SE McLoughlin Blvd. If possible, the trees east of the Historic Building shall also be preserved; however, ballpark construction may necessitate the removal of these trees.

Trees along the portion of Main Street to be abandoned shall be removed.

Trees on the east side of the site may be removed as part of the Tri-Met Light Rail Construction. If they remain after the Tri-Met Light Rail construction they may be able to be retained in the ballpark construction.

The Vegetation in the retention Pond at Main Street between Stubb Street and Ochoco shall remain.



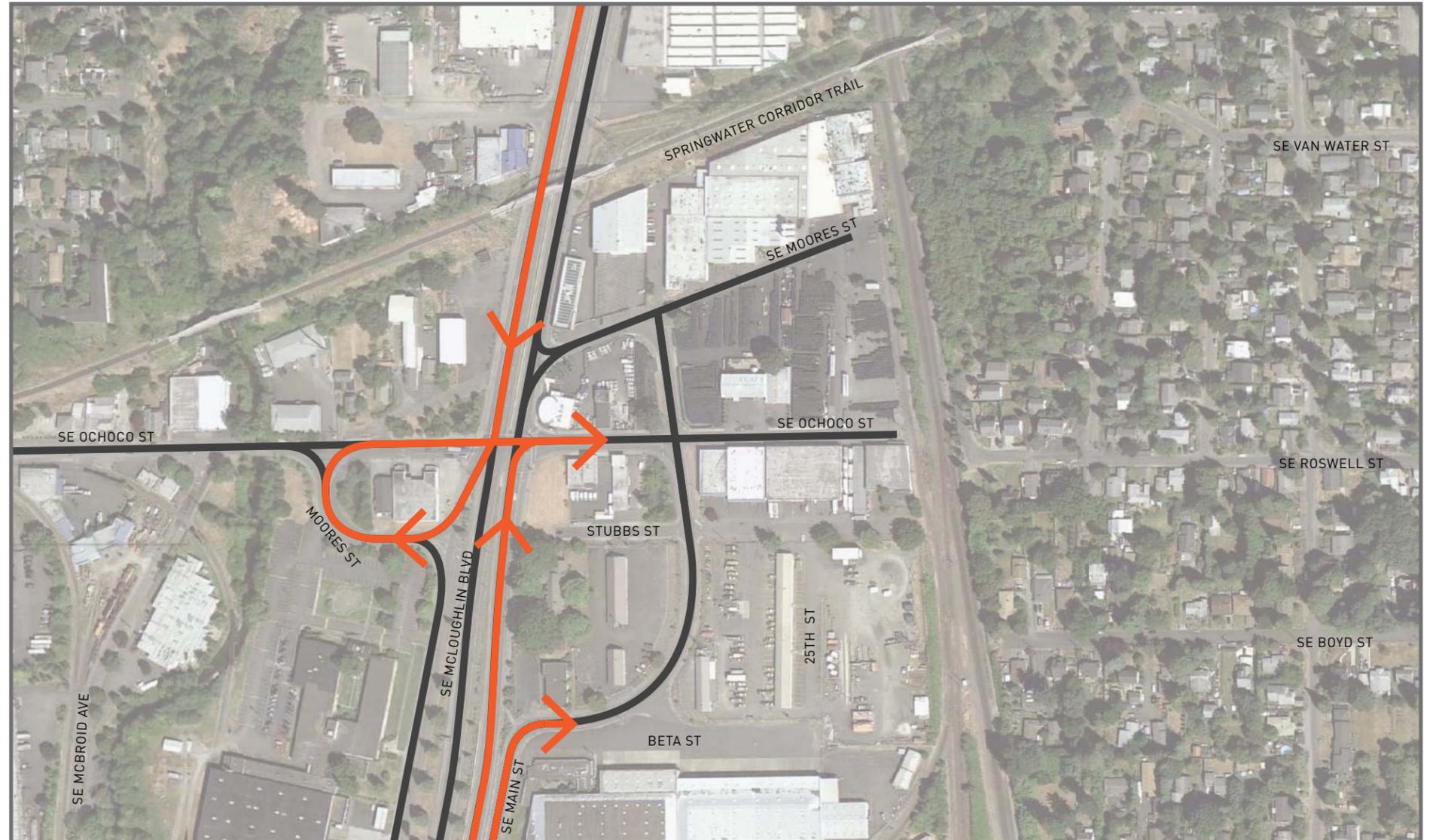
SITE ACCESS

Vehicular Access

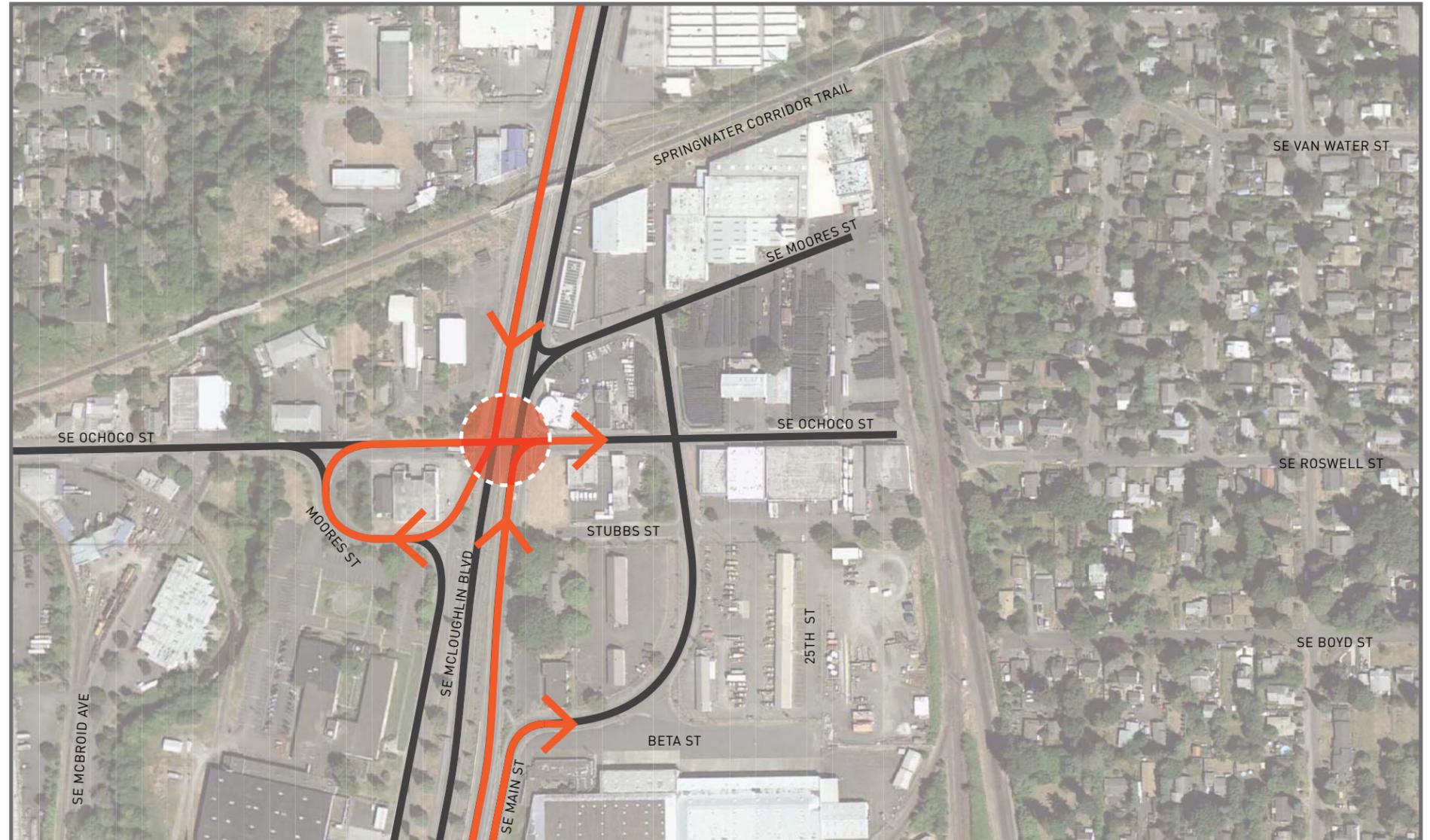
The site is accessible by vehicles from adjacent roadways.

From the north, the site is accessed from southbound SE McLoughlin Blvd via Moores Street to Ochoco Street.

From the South, the site is accessed from Main Street, or from northbound SE McLoughlin Blvd via Ochoco Street.



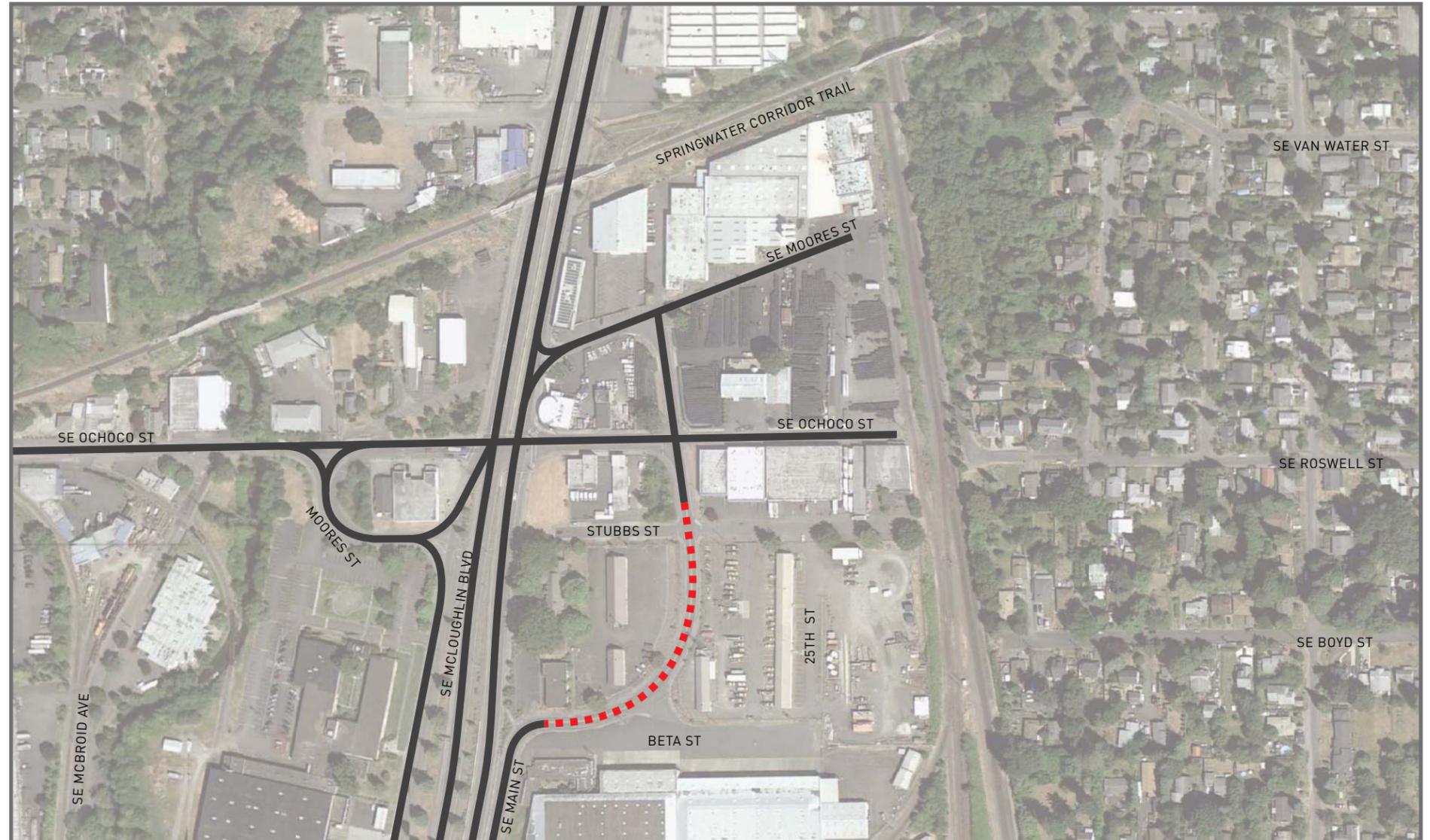
The main intersection serving the site is the intersection of SE McLoughlin Blvd and Ochoco Street.



SITE ACCESS | VEHICULAR ACCESS

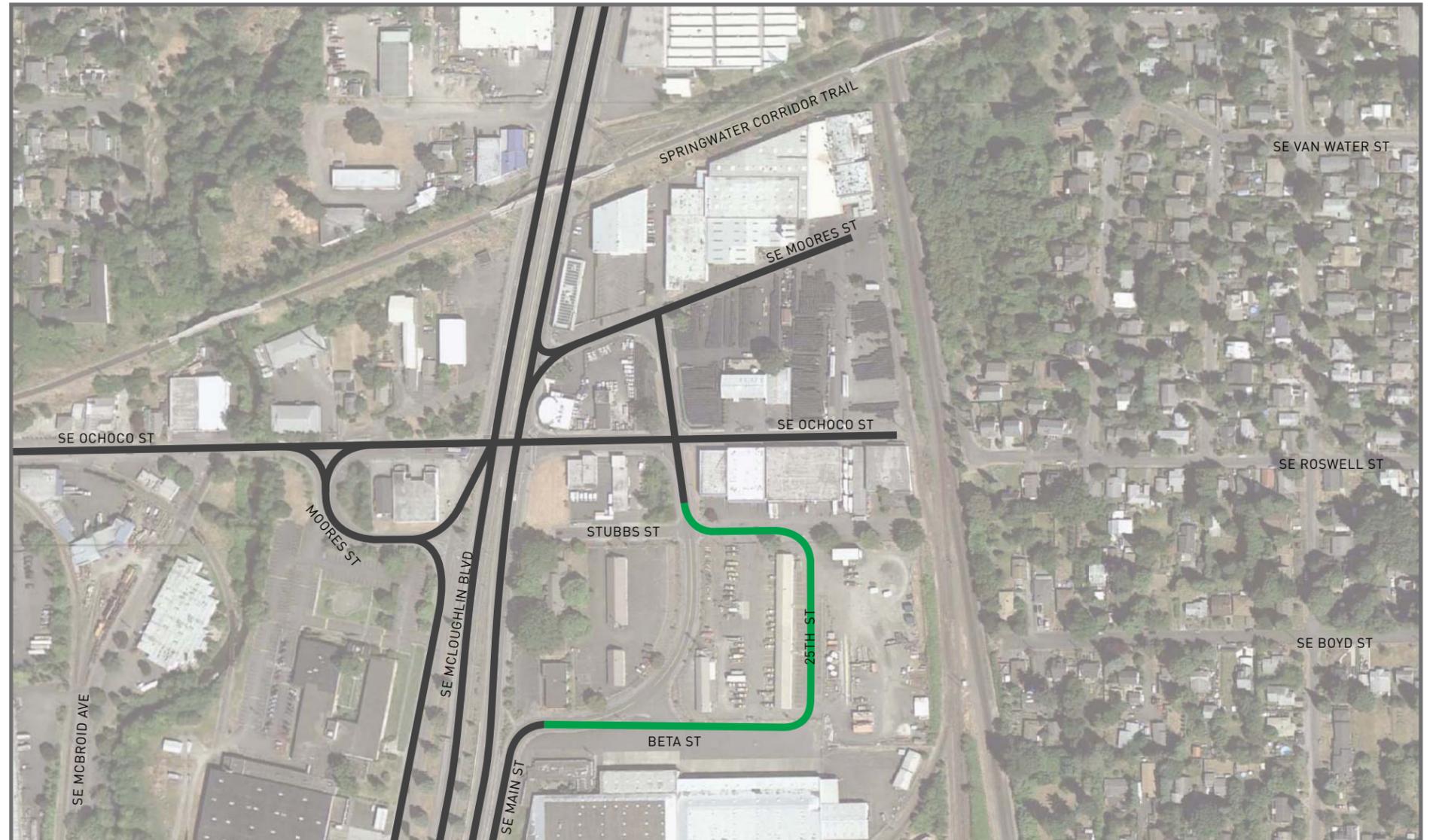
To provide adequate room for the Ballpark, Main Street north of the Beta Street right of way must be relocated.

The city currently has planned for this relocation to another northbound street at the east side of the site, 25th Street.



Circulation around the east side of the site can occur in 3 possible ways:

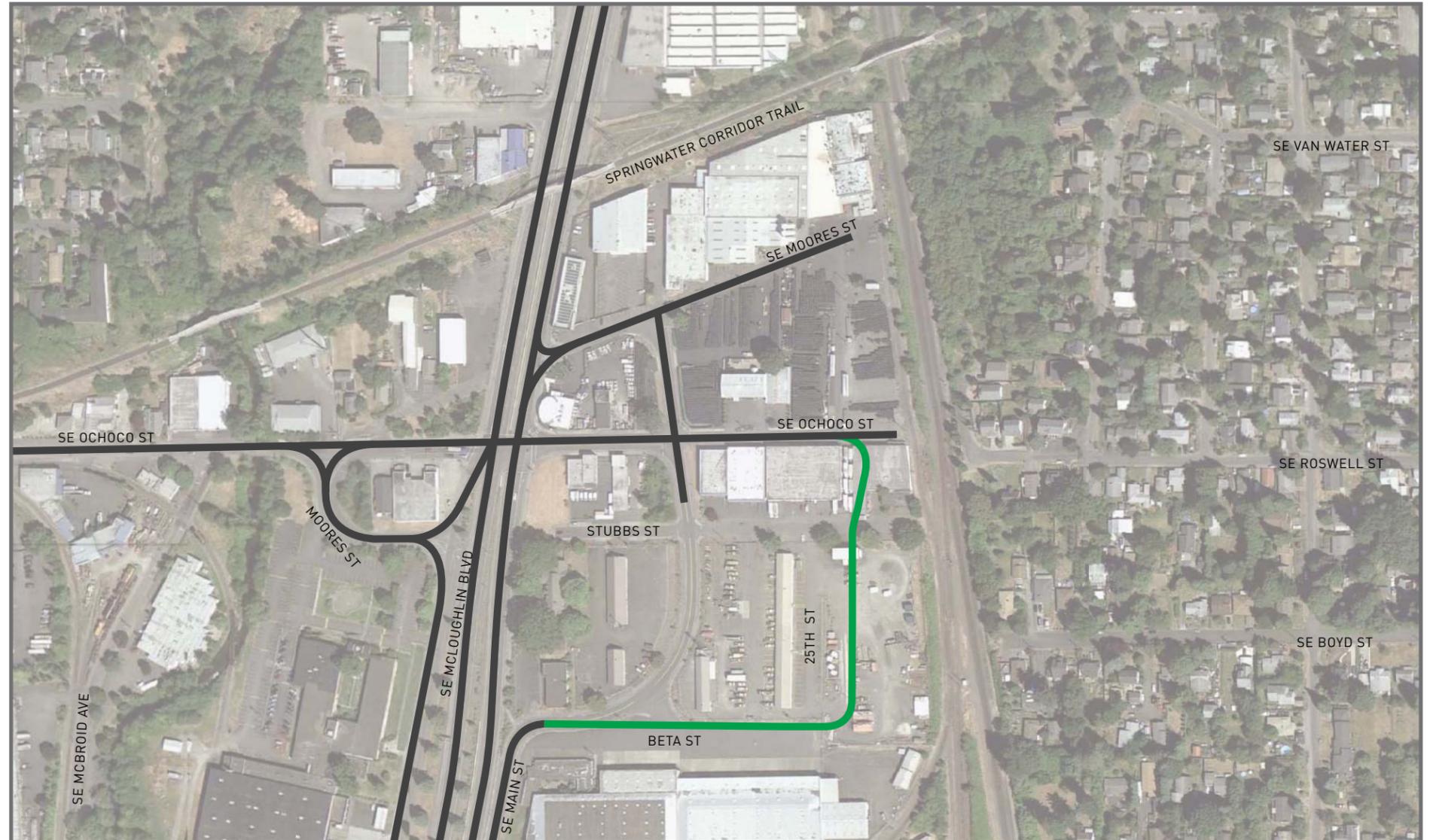
- North on Existing 25th Street Right of Way to Stubb Street, east to Main Street, north.



- Relocate 25th Street right of way to the east to allow direct north south access to Ochoco Street without an offset at Stubb Street.

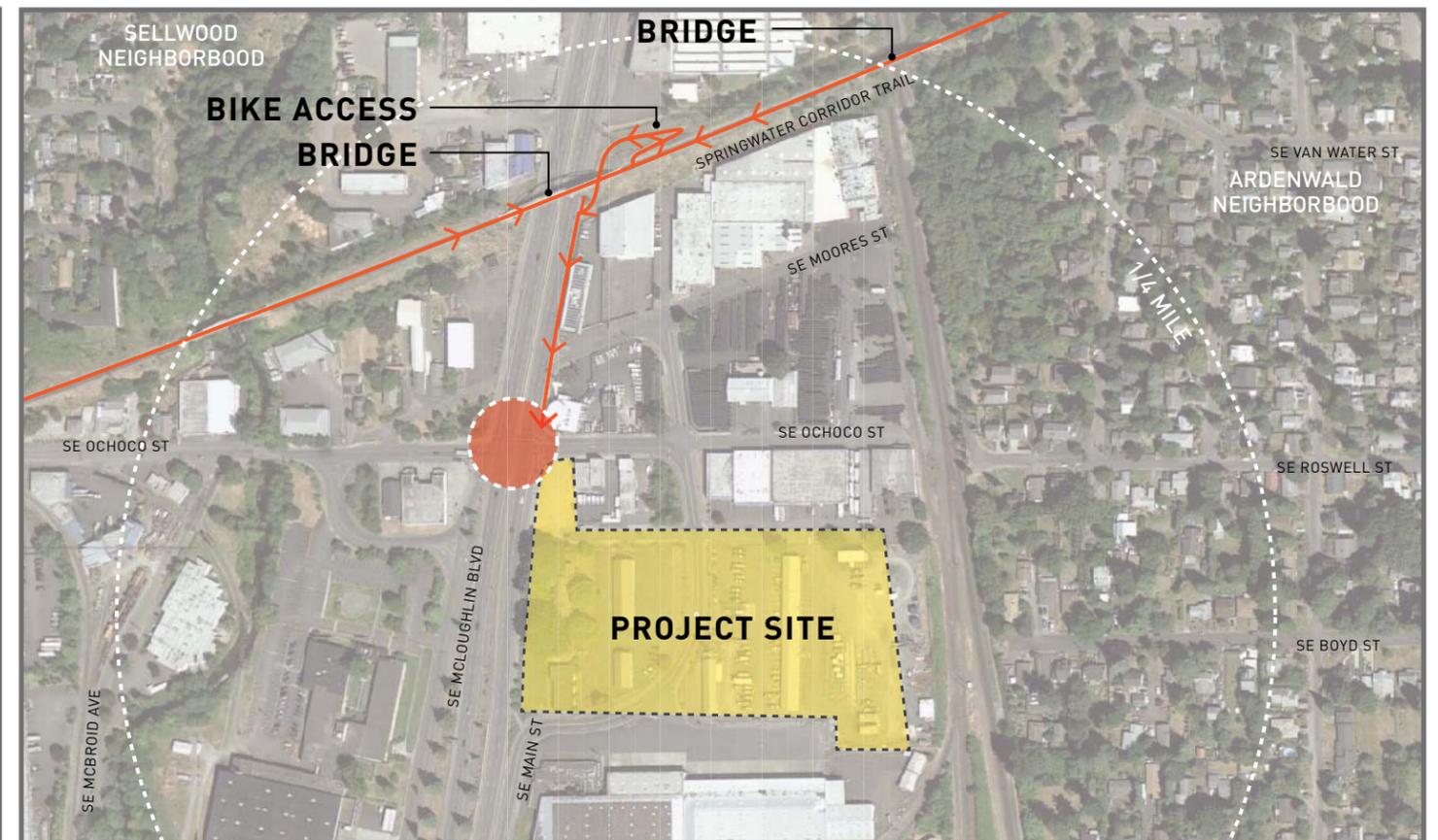
Additional investigation is required to determine the viability of the options above.

Traffic analysis of impact of the ballpark on existing roadways should be performed to determine required improvements to the roadways.



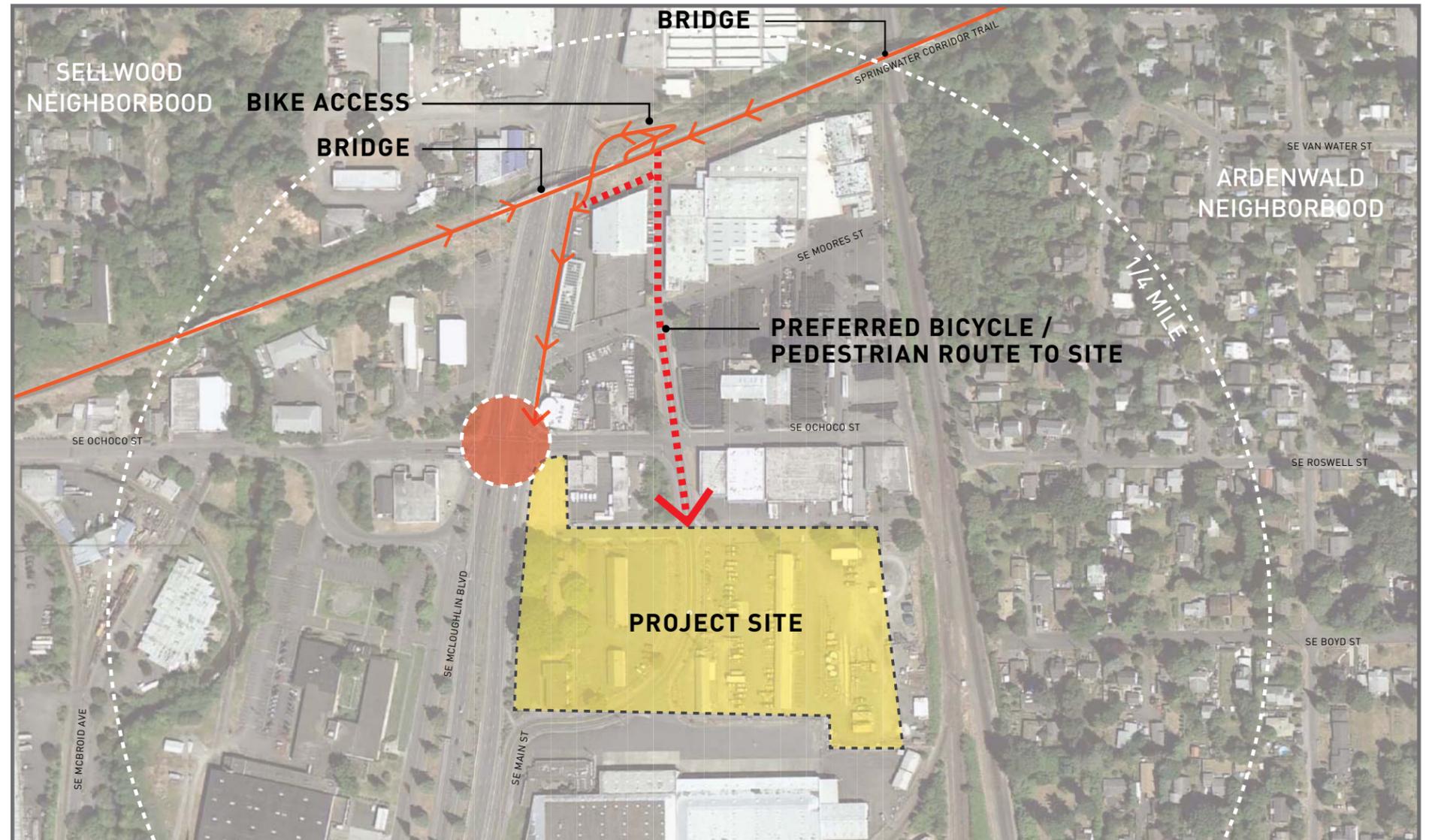
Pedestrian and Bicycle Access

In addition to roadway access to the site indicated above. The site can be accessed by pedestrians and bicycles via the Springwater Corridor Trail. Currently access is provided from the elevated trails to the proposed site via a sidewalk along the east side of McLoughlin Blvd.

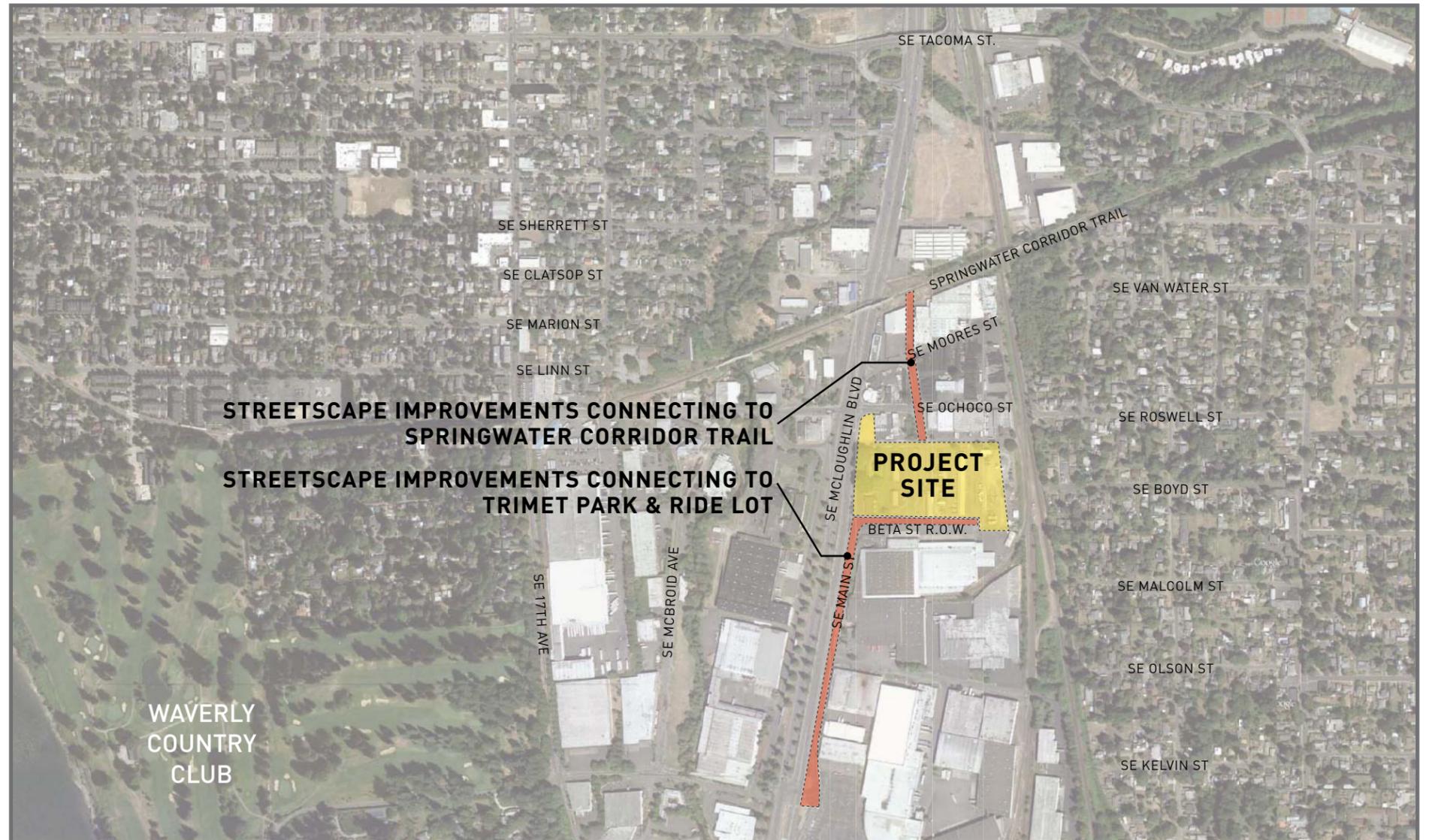


SITE ACCESS | PEDESTRIAN AND BICYCLE ACCESS

To provide a safer and more inviting access to the site from the north by pedestrians, it is recommended that Main Street be improved from Springwater Corridor Trail to the project site. This would include a means to access Main Street from the elevated Springwater Corridor Trail via ramp, tunnel or connection from existing walks passing under the elevated bridge portion of the trail.



To provide a safe enjoyable route to the ballpark from the major public parking areas, it is recommended that Main Street be improved north and south of the proposed site to accommodate pedestrian traffic.



Mass Transit – Bus Routes

Currently North-South Bus Routes along SE McLoughlin Blvd access the site at Ochoco Street and at Main Street. The realignment of Main Street will modify this access. In modifying this access consideration shall be given to location of a bus stop specifically for Ballpark access.

No East-West Bus Routes access the site, but they do tie into the North-South bus routes that do connect to the site.



Mass Transit – Future Light Rail

Extension of the Tri-Met light Rail to Milwaukie is currently under design and is slated for completion of construction in September 2015.

A station will be located between ¼ and ½ mile north of the proposed site. Pedestrians will be able to access the site via SE McLoughlin Blvd currently, and as indicated above (see Pedestrian and Bicycle Access above) it is recommended that improvements to Main Street be provided to provide a safe pleasurable pedestrian experience from the Light Rail Station.

Historic ridership for minor League baseball in Portland is estimated at 45%-50% per Tri-Met. For purposes of determining required parking, this report assumes a ridership of 30%.



SITE FEASIBILITY ANALYSIS

Parking

Existing parking is provided in four types.

- Public Parking Lots
- On-street parking
- Private Parking Lots
- On-Site Parking

Between ¼ and ½ mile north and south of the site exist or are planned two public parking lots. To the north, the Tri-Met Light Rail lot allows for parking of 320 cars. To the south, an existing Tri-Met Par and Ride lot accommodates 340 parking spaces.

Non-Residential street parking provides 608 spaces within 1 mile of the ballpark.

Several large private parking lots exist within one mile of the stadium with a possible capacity of approximately 2,000 cars.

Conceptual Planning Diagrams indicate approximately 110 cars can be parked on site. This small amount of parking will be provided for team personnel.

Accessible parking will be provided on-site in proportion to the number of on-site stalls provided. A drop-off area will also be provided to allow commensurate access of disabled guests.

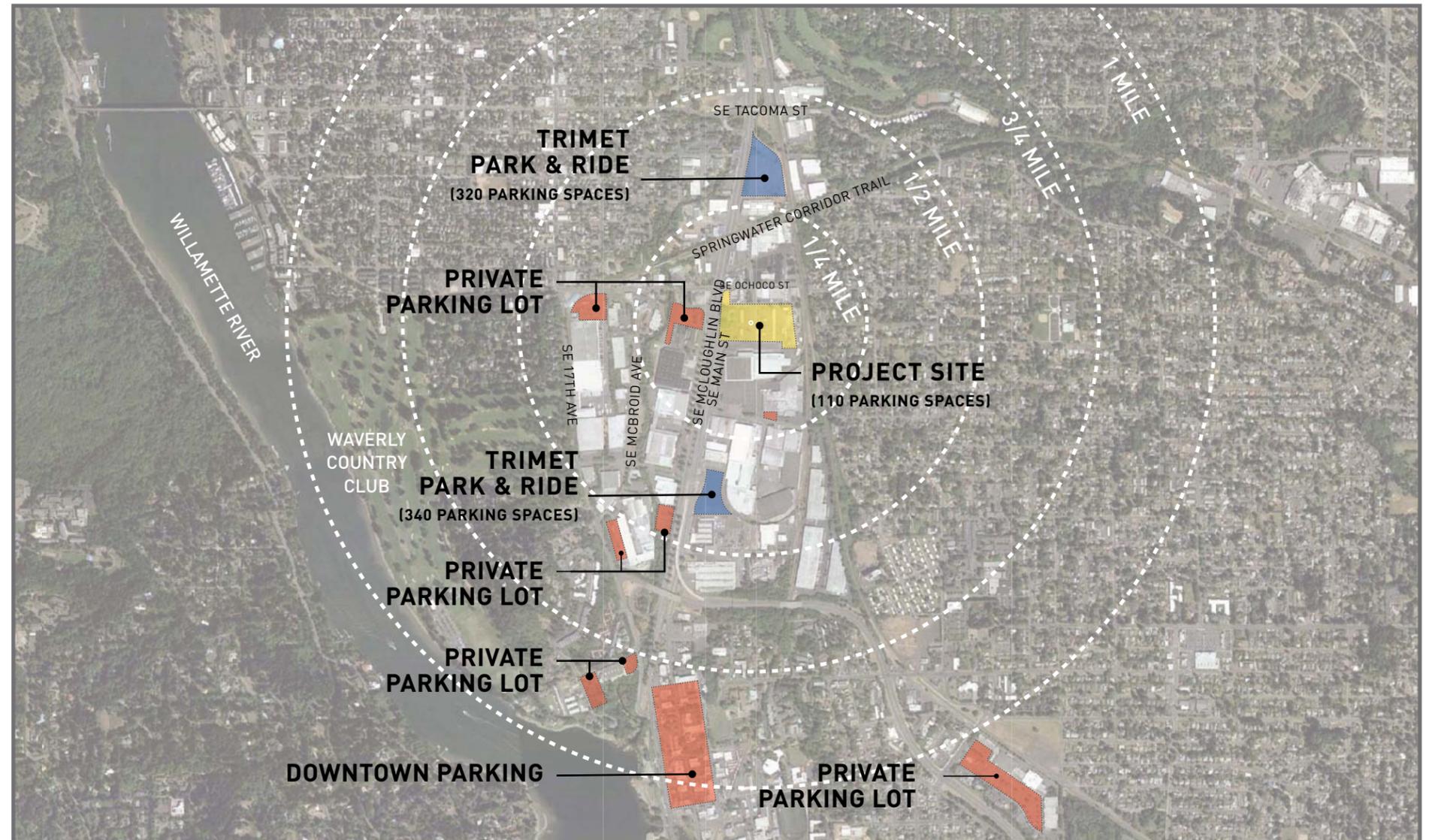
Recommended parking stalls for the ballpark shall be calculated as 1 car for every 3 spectators minus the anticipated public transportation ridership.

MAXIMUM CAPACITY	4,825
PUBLIC TRANSPORTATION RIDERSHIP	1,447
ADJUSTED PARKING REQUIREMENT	1,338
PARKING STALLS REQUIRED	1126

AVAILABLE PARKING

PUBLIC PARKING LOTS	561 (660 SPACES @ 85% AVAILABLE)
NON-RESIDENTIAL ON-STREET PARKING	304 (608 STALLS @ 50% AVAILABLE)
PRIVATE PARKING LOTS	1,000 (2,000 STALLS @ 50% AVAILABLE)
TOTAL AVAILABLE SPACES	1865

Based on the analysis above sufficient parking is available near the site to accommodate parking for spectators. It is recommended that a more detailed parking study be performed in conjunction with a traffic impact study to confirm this preliminary study.

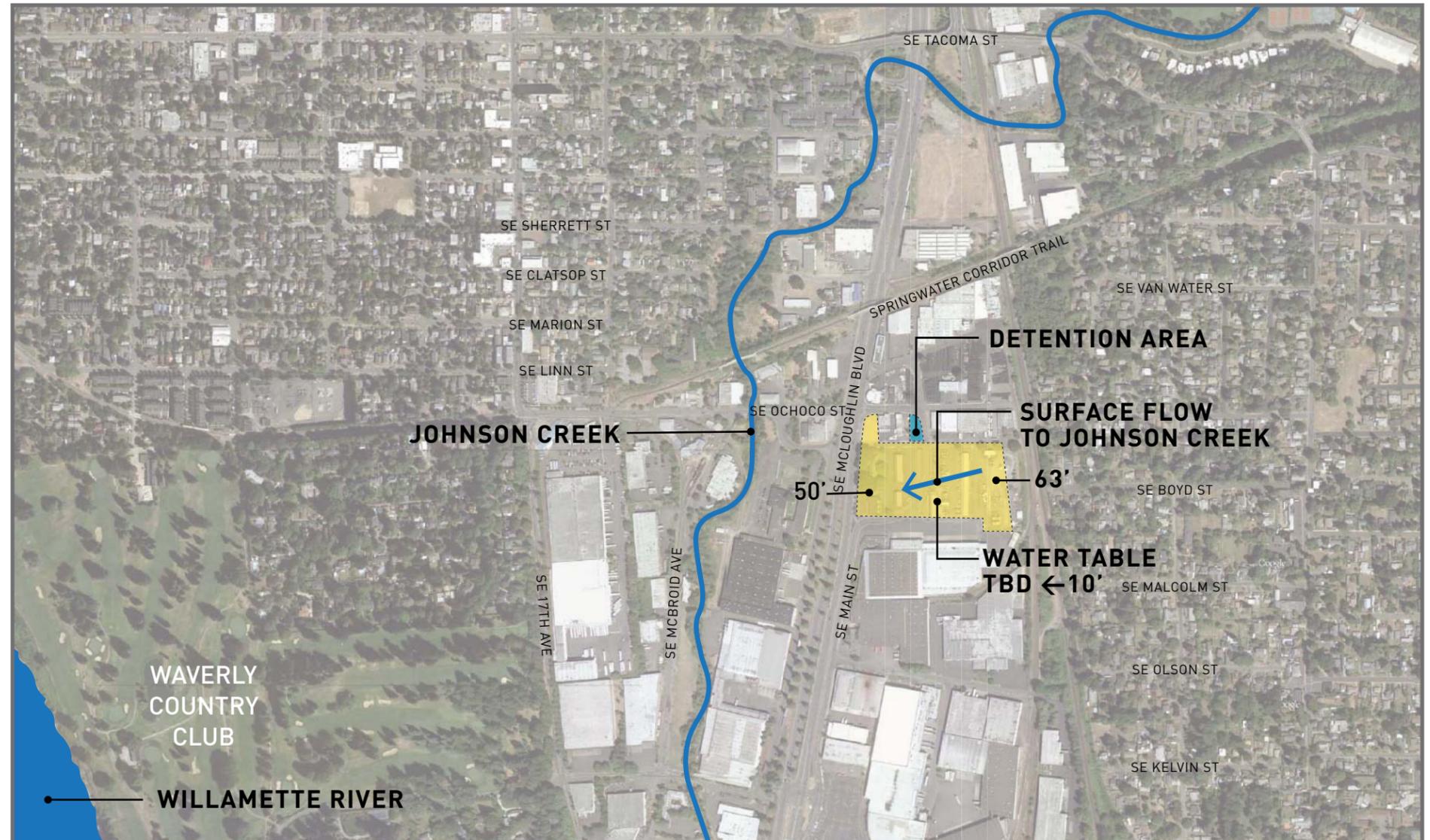


Hydrology

The site gently slopes from east to west shedding water toward Johnson Creek and eventually the Willamette River.

Surface elevations of the site range from an elevation of 63 at the east side to 50 at McLoughlin Boulevard.

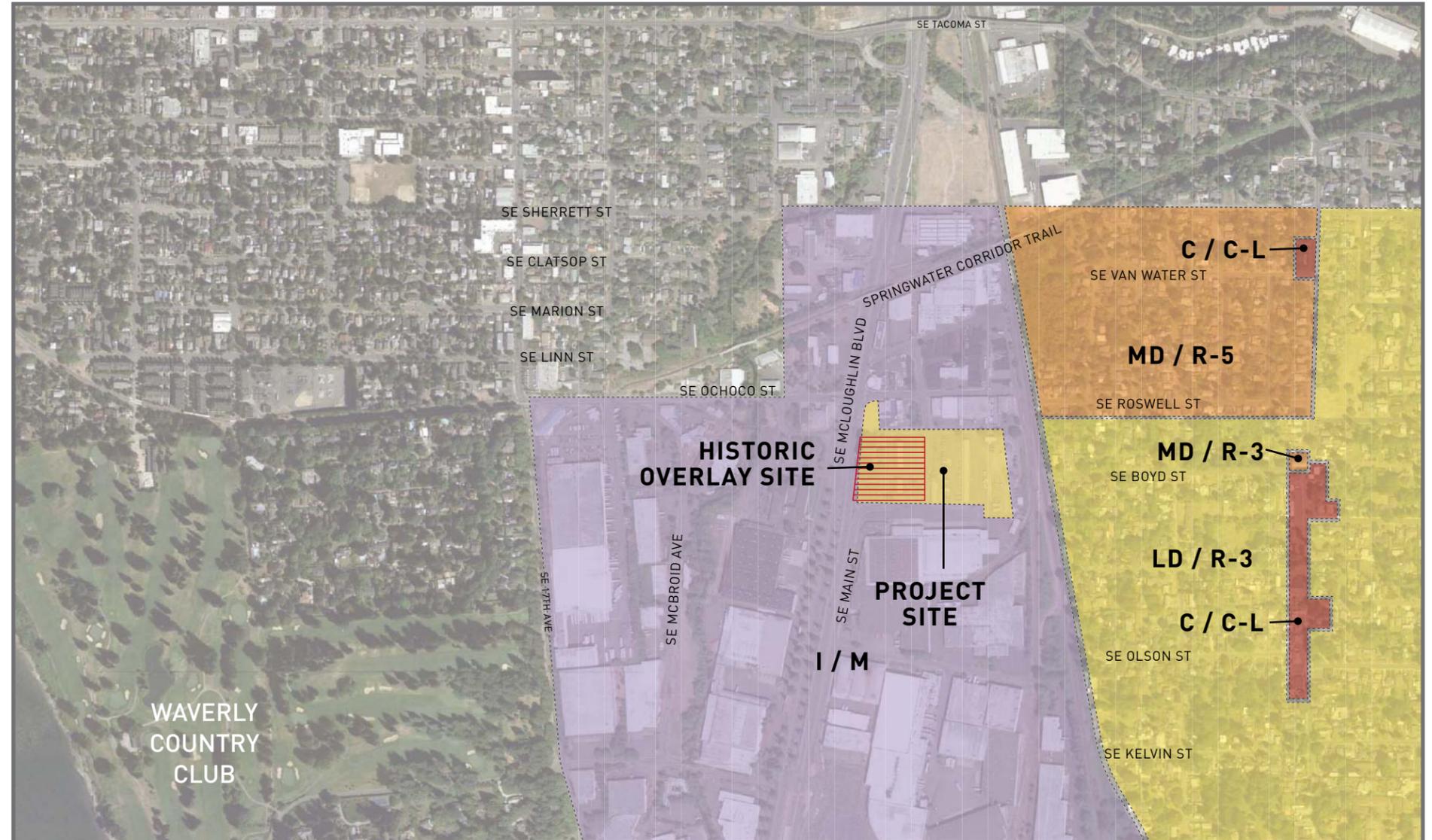
A primary concern for construction of a Ballpark is the elevation of subsurface water (the Water Table). Information from Tri-Met indicates the water table for the site to be approximately at elevation 49.5. This relatively high water table will limit the amount the ballpark can be built into the ground without incurring additional construction cost.



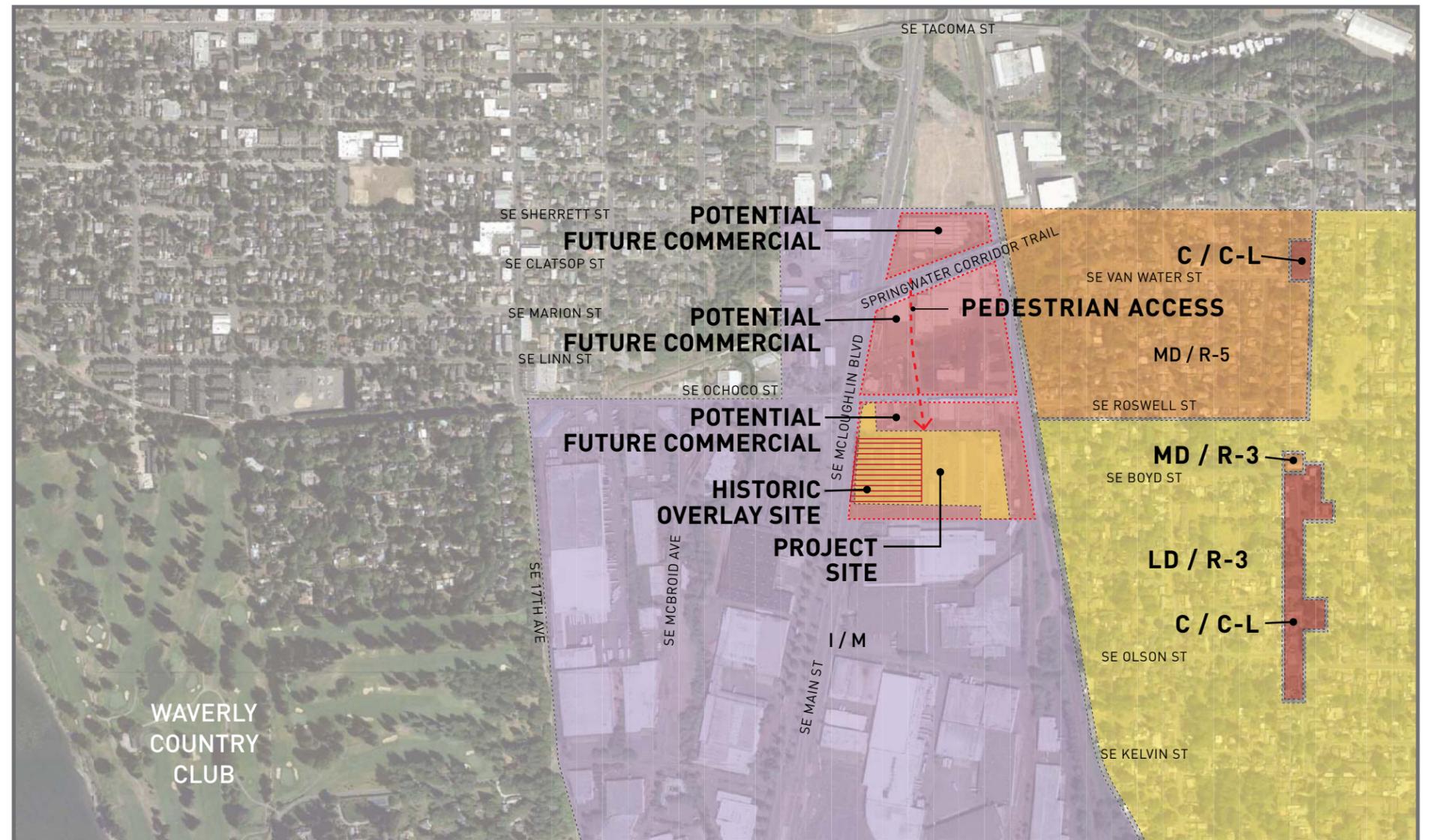
Land Use & Zoning

The project site land use is I – Industrial. The project Site Zoning is Industrial M. The portion of the site upon which the WPA building is located has overlay zoning as a Significant Historic Resource.

To the east of the site, across railroad tracks and the Tri-Met Light Rail easement, is Residential, Low Density land use/Zoning.

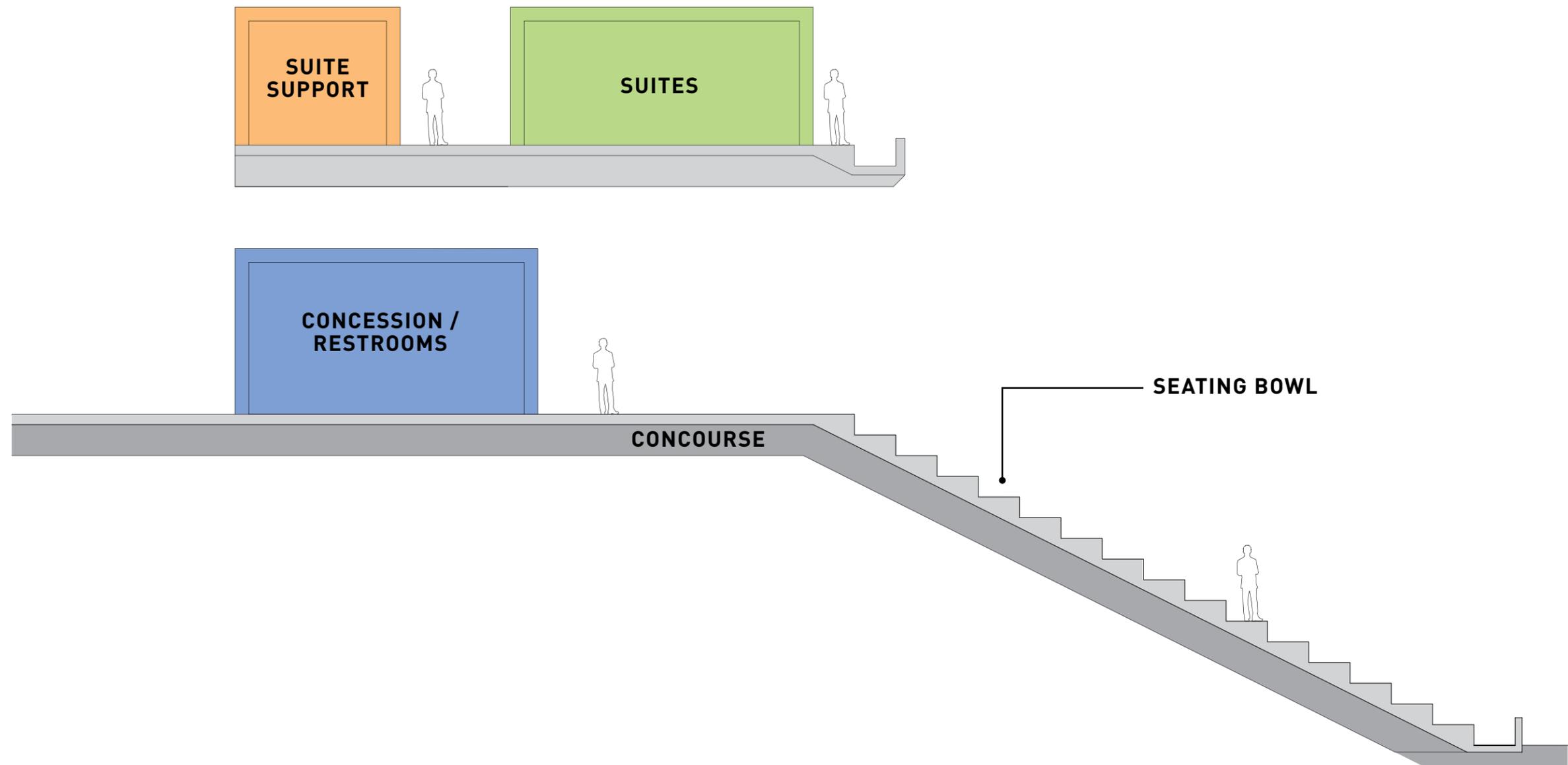


In the future, The Tri-Met Station and the ballpark may encourage Commercial land use and zoning between the two sites.

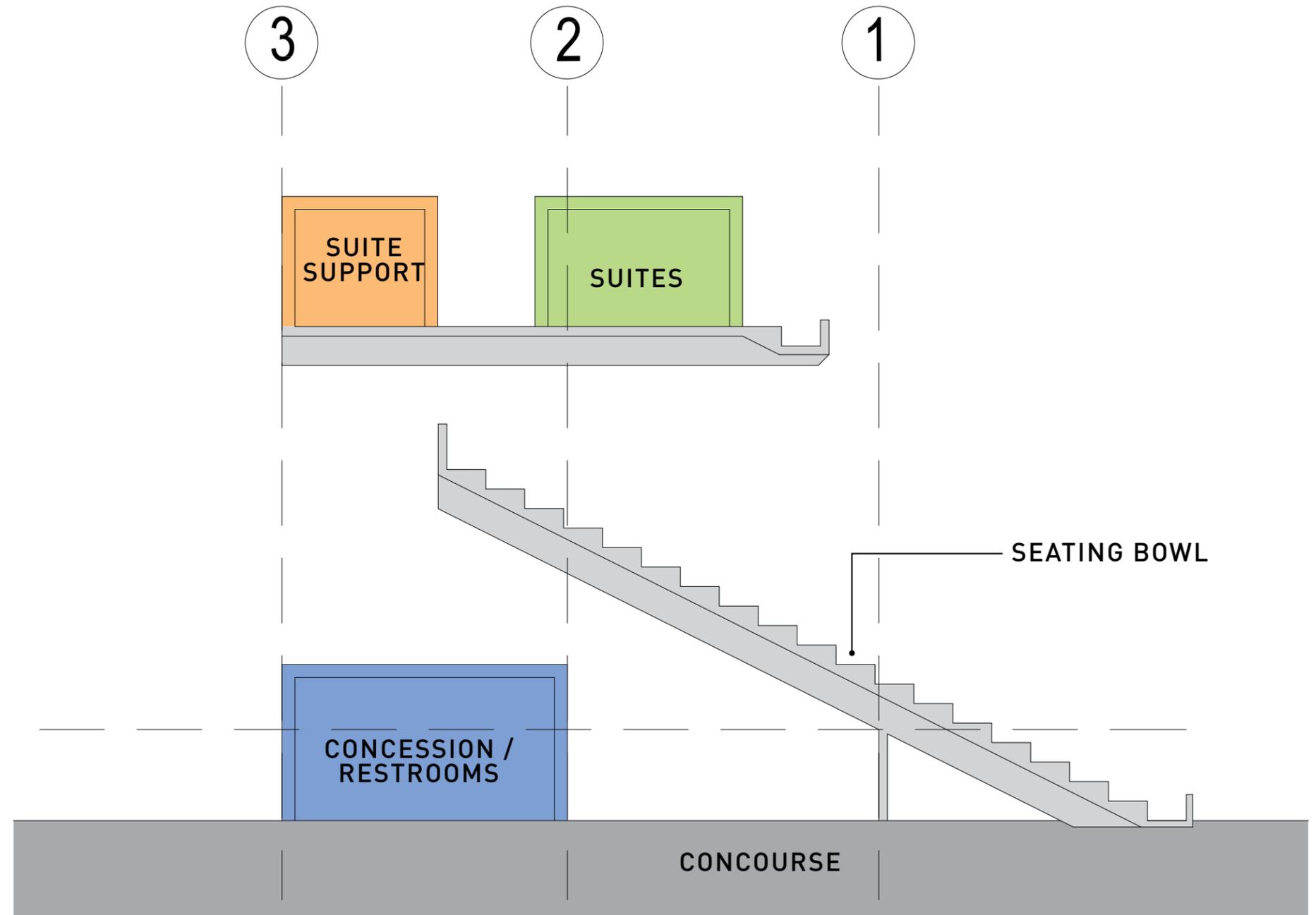


Ballpark Section/Footprint

The ballpark section drives the footprint of the ballpark. Ideally, for planning purposes, the clear dimension of the site in each direction should be able to accommodate playing field dimension, safe foul territory dimension, the dimension of the seating, clear concourse width and some dimension for support facilities such as restrooms and concessions.



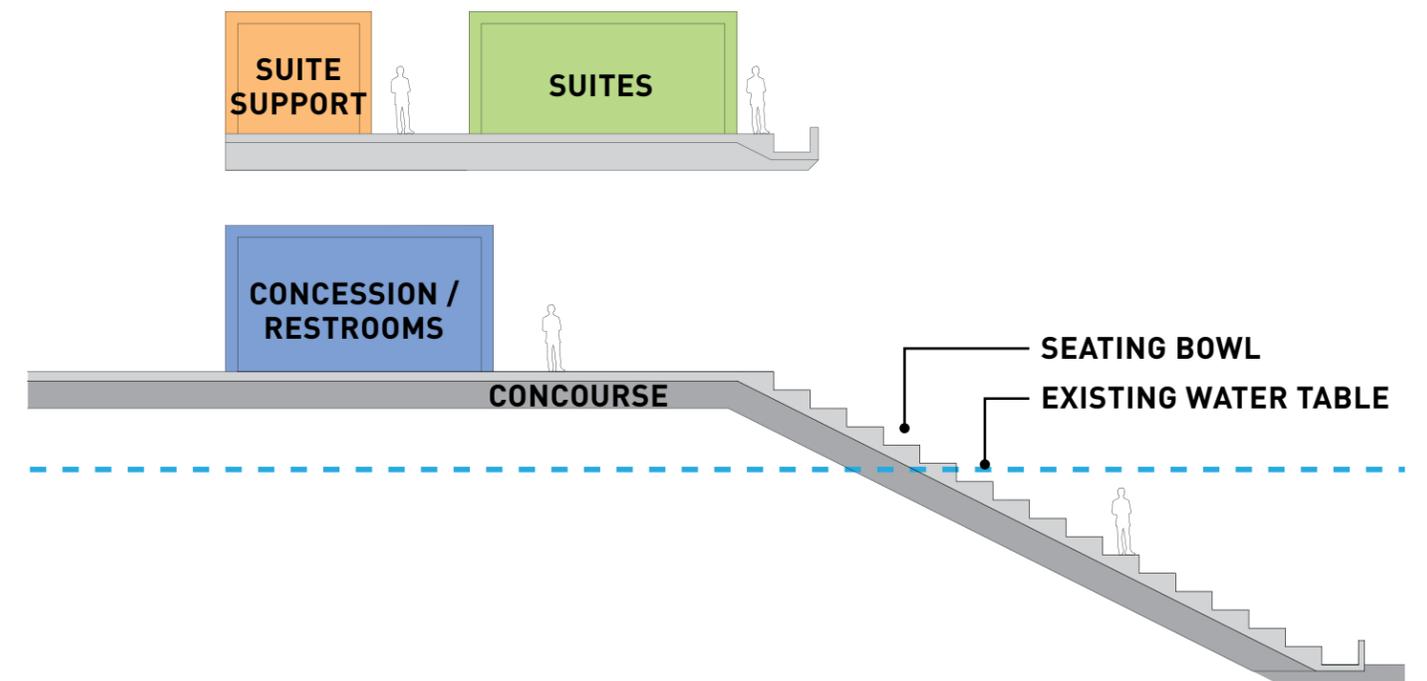
The north south dimension of the proposed site can accommodate these elements if some of the elements are overlapped.



Because baseball does not have prescribed dimensions for its playing field, the playing field dimensions can be adjusted to fit the site. The most classic example of this is Boston's Fenway Park where the available dimension along the left field line created a short left field playing dimension. The short dimension to the left field wall is counteracted by a higher wall to allow for playability for the park. Fenway is widely considered the best ballpark in the country because of its unique response to the available site.

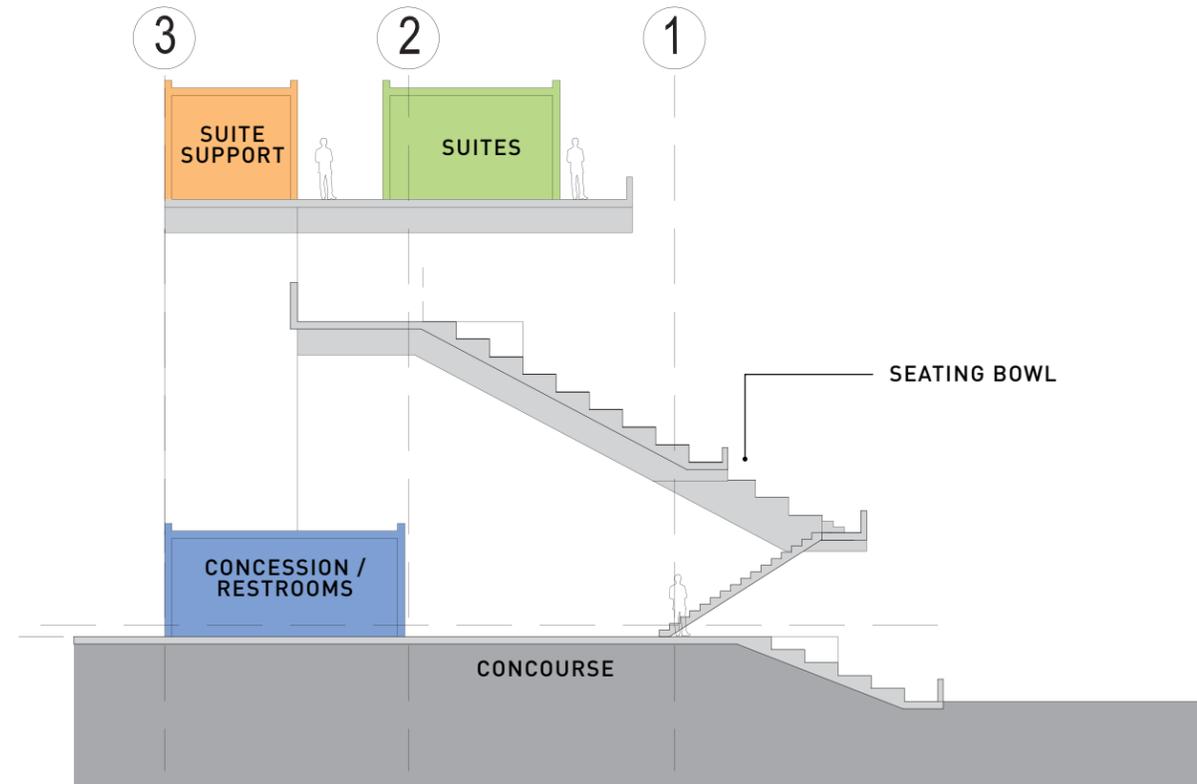
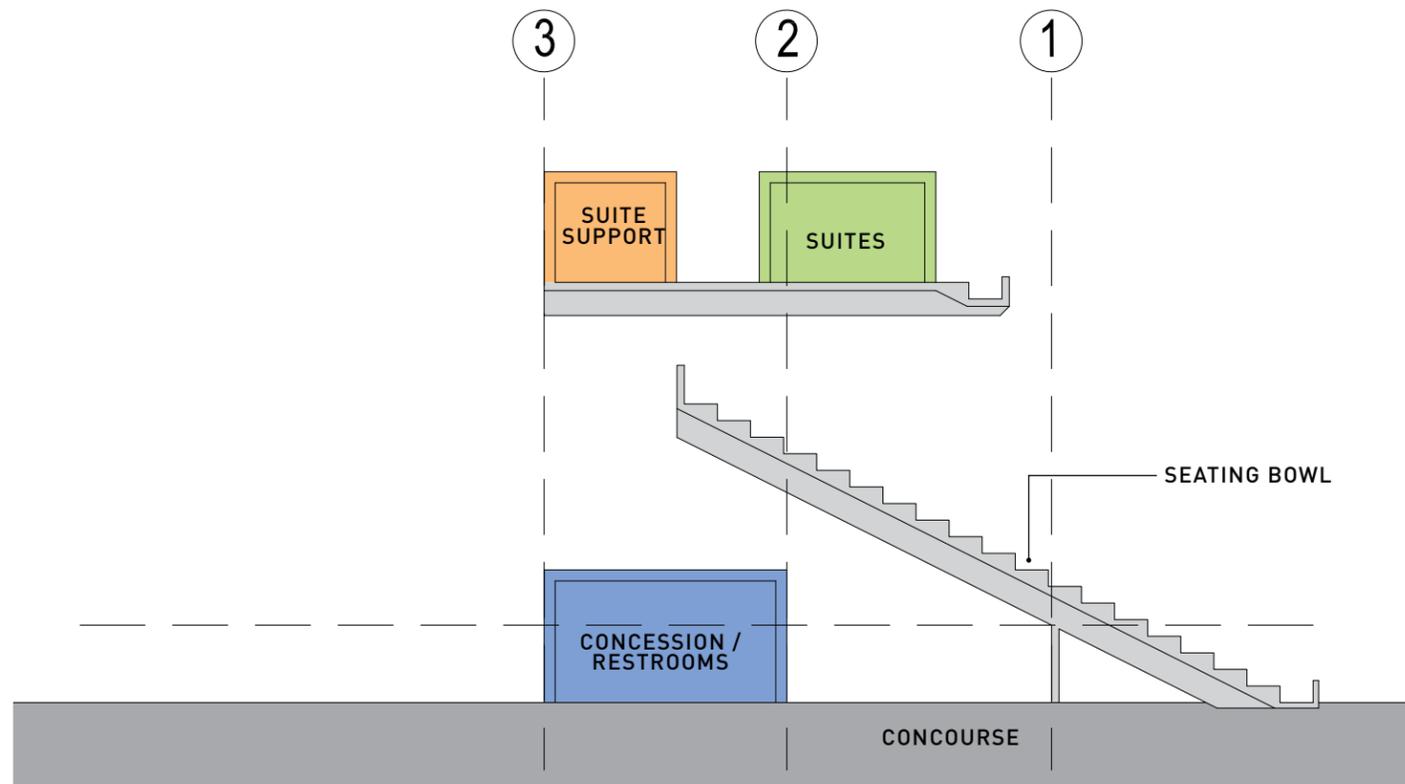


Vertically ballparks are often sunken into the ground. This allows for inexpensive slab on grade construction of the seating bowl and allows a view to the field at the entry level of the ballpark. The economies for building into the ground are lost when the construction will be below the water table. The proposed site has a water table very near existing grade so the amount the ballpark can be built into the ground is limited.



The ballpark can be constructed with seating above grade and overlapping program elements accommodate the constraints of the site.

In this same established footprint, the feature of seeing the field upon entry to the ballpark can also be achieved. In this conceptual diagram, the number of rows that can be built below existing grade will depend on geotechnical investigations that have not yet been performed.



BALLPARK ORIENTATION

The ideal ballpark orientation is east-northeast (home plate to center field), but there is a wide range of acceptable orientations. Typically, for playability, ballparks should not be oriented west of north or south of southeast. For the proposed site, two orientations were considered: northeast and southeast.

OPTION 1 – NORTHEAST ORIENTATION

Orientation

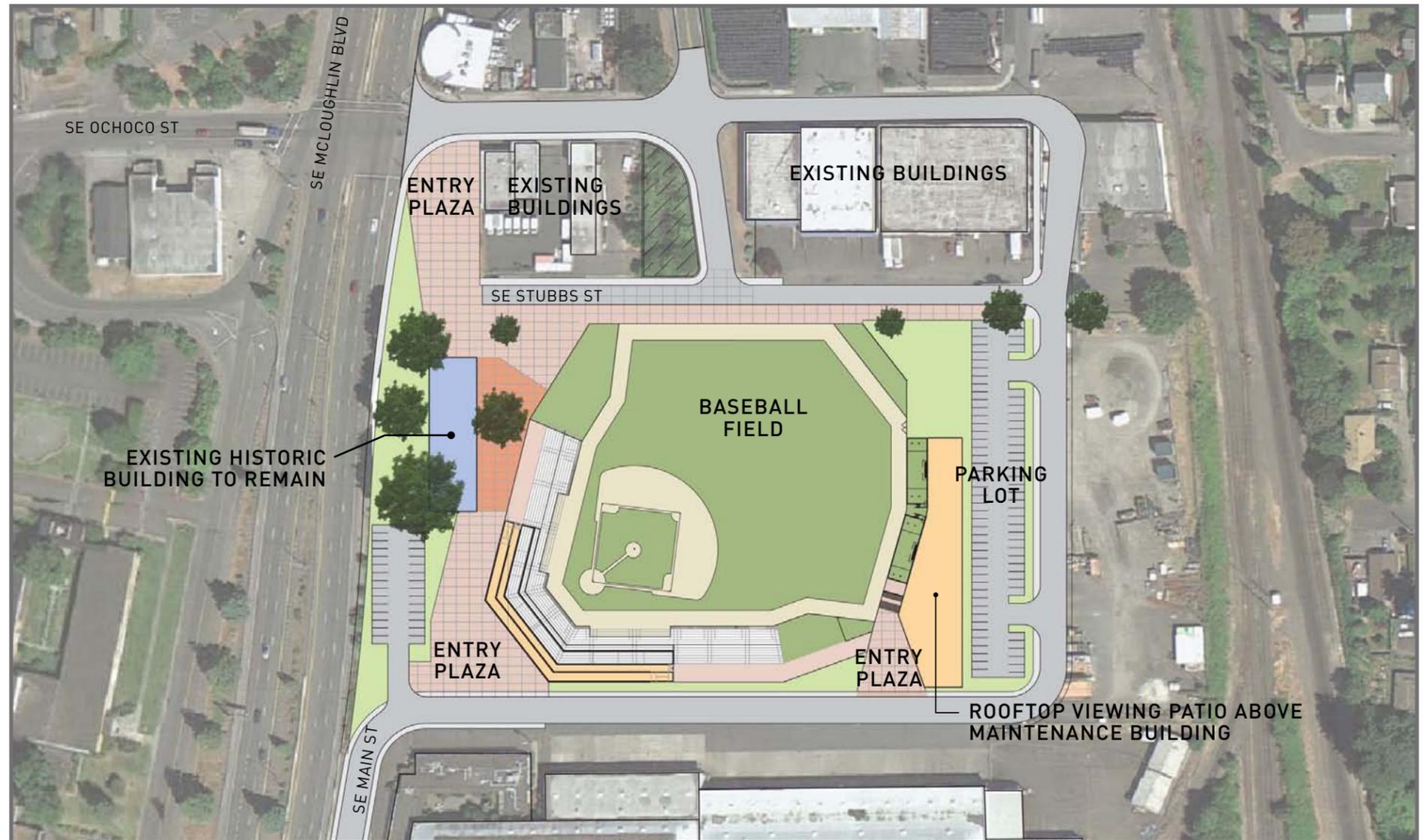
Option 1 provides for an ideal orientation for baseball.

Ballpark Dimensions

The ballpark dimensions are as follows:

RIGHT FIELD	325'
RIGHT FIELD POWER ALLEY	371'
CENTER FIELD	396'
LEFT FIELD POWER ALLEY	335'
LEFT FIELD	295' (283 if Beta Street Must allow for 70' Truck depth at property to the south)

The short dimensions in left field will require a high wall to ensure playability for Minor League Baseball.



Arrival

Ideally, guests from the north will arrive from the Tri-Met Station via an improved Main Street link to the North. Due to the narrow dimension in the North-South direction, a gracious arrival plaza is not provided, but can be accommodated with game day closure of Stubb Street. The peninsula of the northwest corner of the site could be used as an entry plaza receiving guests from the east or pedestrians on SE McLoughlin Blvd. This plaza may be disproportionately large for the anticipated number of pedestrians coming from this route. Also, Improvements for pedestrian access from the east will need to be considered for this option.

From the south, pedestrians would ideally access the site from an improved Main Street link from the existing Park and Ride lot to the proposed site.

Vehicular (both car drop-off and bus drop-off) could be developed at either or both the North and South side of the ballpark.

Adjacent Streets

In order to provide adequate dimension in the North-South dimension, this option anticipates re-locating Beta Street to the south. In order to provide adequate dimension in the East-West dimension, this option anticipates relocating 25th Street to the east. Stubb Street and SE McLoughlin Boulevard remain unchanged. As noted above, to allow for a generous arrival sequence from the north, closure of Stubb Street during games should be considered as part of an overall traffic study.

Utilities

Existing on-site utilities within the footprint of the Ballpark will be removed or re-worked to accommodate Ballpark. This includes utilities that are planned to be abandoned as part of the relocation of Main Street to the 25th Avenue right of way.

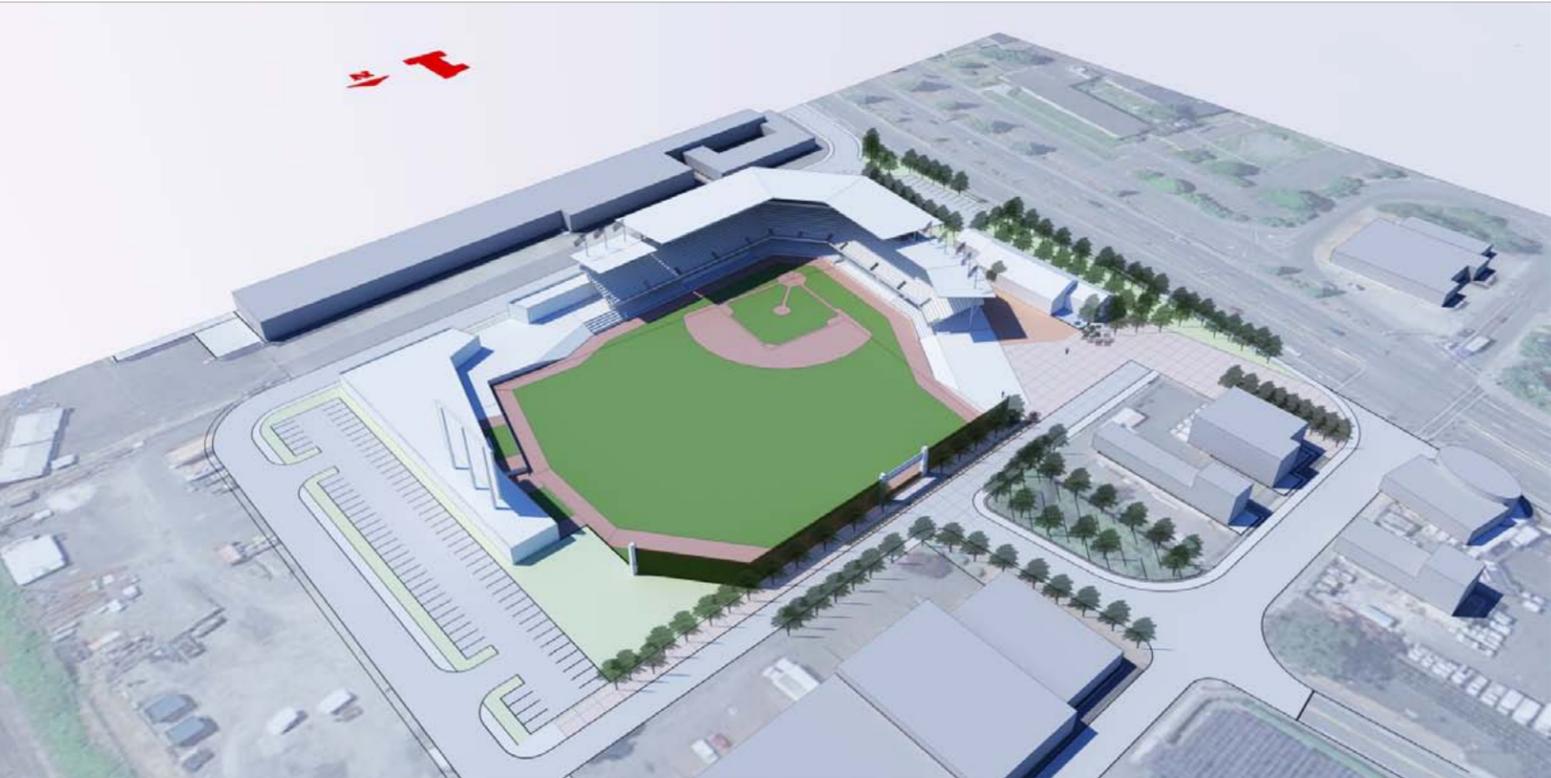
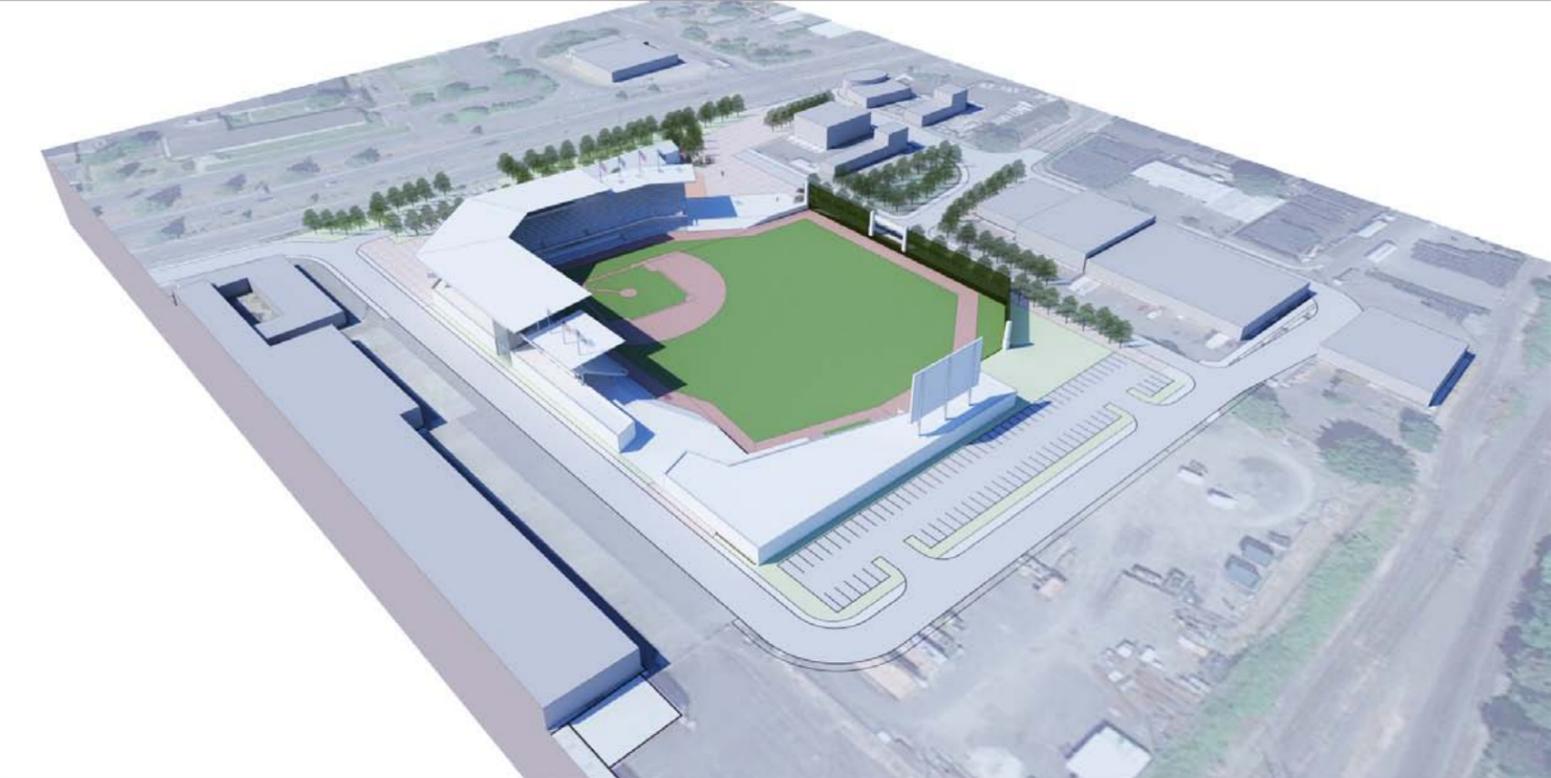
Existing utilities within the Beta street right of way will need to move south to allow for construction of the ballpark.

Existing utilities in the 25th Street right of way may remain in place but the road will move to the east. If this occurs, an easement will need to be established. Due to the issues with easements on private property, a more likely and prudent long term approach is to move the utilities to align with the relocated 25th street right of way.

Effect on Historic Building

The northeast orientation is complementary to the historic building because the behind home plate mass of the ballpark is pulled away from the historic structure.





OPTION 2 – SOUTHEAST ORIENTATION

Orientation

Option 2 provides an acceptable orientation for baseball.

Ballpark Dimensions

The ballpark dimensions are as follows:

RIGHT FIELD	295' (283 if Beta Street Must allow for 70' Truck depth at property to the south)
RIGHT FIELD POWER ALLEY	319'
CENTER FIELD	388'
LEFT FIELD POWER ALLEY	351'
LEFT FIELD	325'

The short dimensions in right field will require a high wall to ensure playability for Minor League Baseball.



Arrival

Ideally, guests from the north will arrive from the Tri-Met Station via an improved Main Street link to the North. Because of the stadium geometry, an additional arrival plaza is available at the north side than is available in Option 1. Game day closure of Stubb Street is still recommended to provide an arrival zone for guests. The peninsula of the northwest corner of the site could be used as an entry plaza receiving guests from the east or pedestrians on SE McLoughlin Blvd. This orientation will allow more guests to utilize the northwest peninsula from the site when arriving from Main Street as well as that portion of the site being used to accept guests from the east. Improvements for pedestrian access from the east will need to be considered for this option as well.

From the south, pedestrians would ideally access the site from an improved Main Street link from the existing Park and Ride lot to the proposed site.

Vehicular (both car drop-off and bus drop-off) could be developed at either or both the North and South side of the ballpark.

Adjacent Streets

In order to provide adequate dimension in the North-South dimension, this option anticipates re-locating Beta Street to the south. In order to provide adequate dimension in the East-West dimension, this option anticipates relocating 25th Street to the east. Stubb Street and SE McLoughlin Boulevard remain unchanged. As noted above, to allow for a generous arrival sequence from the north, closure of Stubb Street during games should be considered as part of an overall traffic study.

Utilities

Existing on-site utilities within the footprint of the Ballpark will be removed or re-worked to accommodate Ballpark. This includes utilities that are planned to be abandoned as part of the relocation of Main Street to the 25th Avenue right of way.

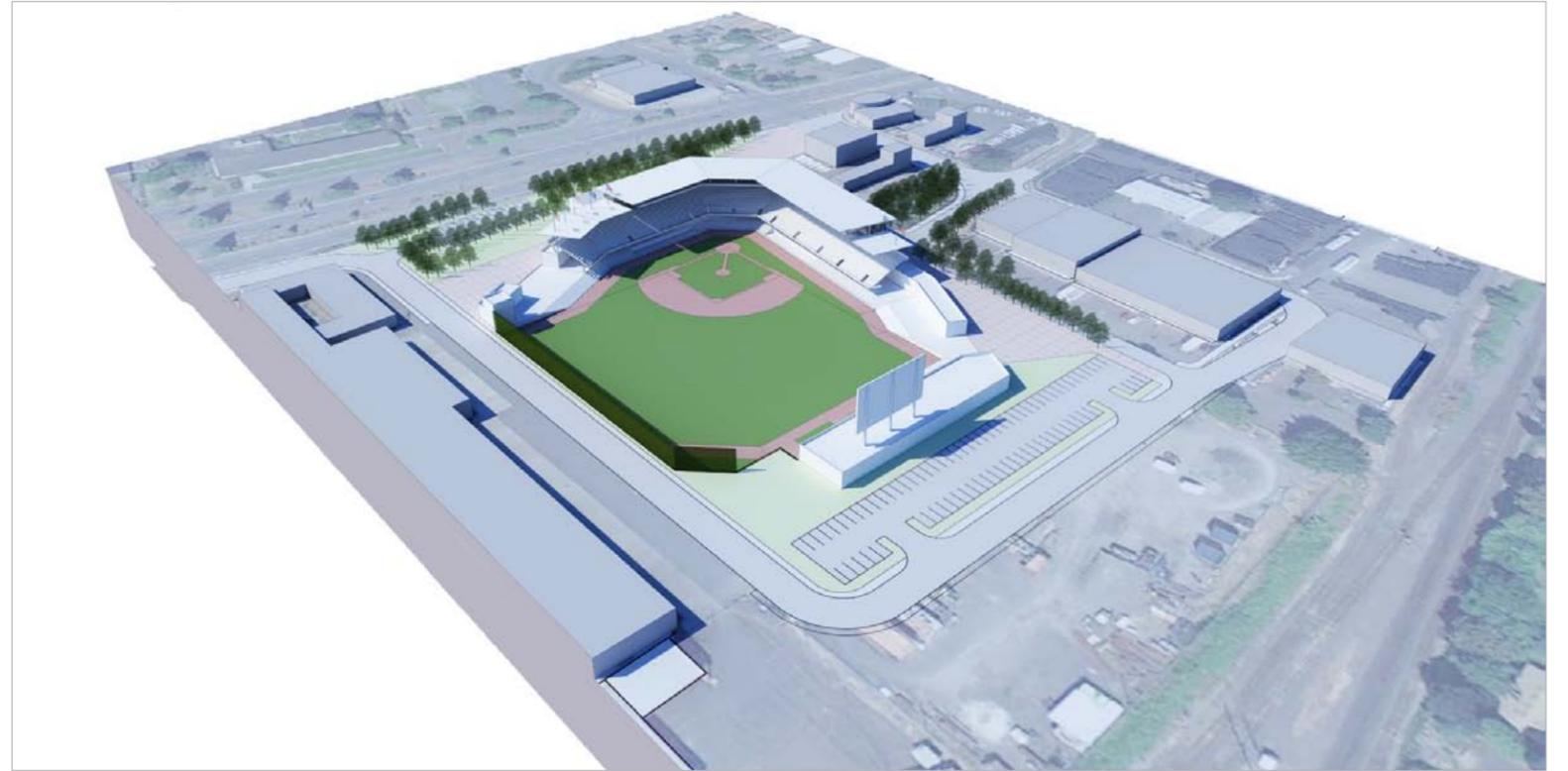
Existing utilities within the Beta street right of way will need to move south to allow for construction of the ballpark.

Existing utilities in the 25th Street right of way may remain in place but the road will move to the east. If this occurs, an easement will need to be established. Due to the issues with easements on private property, a more likely and prudent long term approach is to move the utilities to align with the relocated 25th street right of way.

Effect on Historic Building

The southeast orientation will need to address the scale of the ballpark adjacent to the historic building. The behind home plate mass of the ballpark is adjacent to the historic structure. Careful consideration of this challenge will need to be addressed during design if this option is chosen.





OPTION 3 – SOUTHEAST ORIENTATION EXPANDED SITE

Because of the potential conflicts with existing streets and the necessity to provide tall walls for playability, another option was studied that attempted to reduce these challenges. This option relies on acquiring the parcels on the northeast corner to expand the site in the North-South dimension.

See image 3 (with additional parcels indicated)

Orientation

Option 3 provides an acceptable orientation for baseball.

Ballpark Dimensions

The ballpark dimensions are as follows:

RIGHT FIELD	325' (283 if Beta Street Must allow for 70' Truck depth at property to the south)
RIGHT FIELD POWER ALLEY	344'
CENTER FIELD	394'
LEFT FIELD POWER ALLEY	396'
LEFT FIELD	325'

The short dimension of the left field power alley may require additional height. All other field dimensions would fall within expected dimensions that would not require additional measures to improve playability.



Arrival

Ideally, guests from the north will arrive from the Tri-Met Station via an improved Main Street link to the North. The elimination of the structures in the northeast corner would provide a very gracious arrival from the north in the preferred behind home plate location. The detention facility will need to be incorporated into the plaza. Improvements for pedestrian access from the east will need to be considered for this option as well.

From the south, pedestrians would ideally access the site from an improved Main Street link to the existing Park and Ride lot.

Vehicular (both car drop-off and bus drop-off) could be developed at either or both the North and South side of the ballpark.

Adjacent Streets

In order to provide adequate dimension in the North-South dimension, this option anticipates abandoning Stubb Street north of the site and utilizing this for ballpark footprint and additional behind home plate arrival plaza. In order to provide adequate dimension in the East-West dimension, this option anticipates relocating 25th Street to the east. The Beta Street right of way and SE McLoughlin Blvd. remain unchanged.

Utilities

Existing on-site utilities within the footprint of the Ballpark will be removed or re-worked to accommodate Ballpark. This includes utilities that are planned to be abandoned as part of the relocation of Main Street to the 25th Avenue right of way.

Existing utilities within the Beta street right may remain.

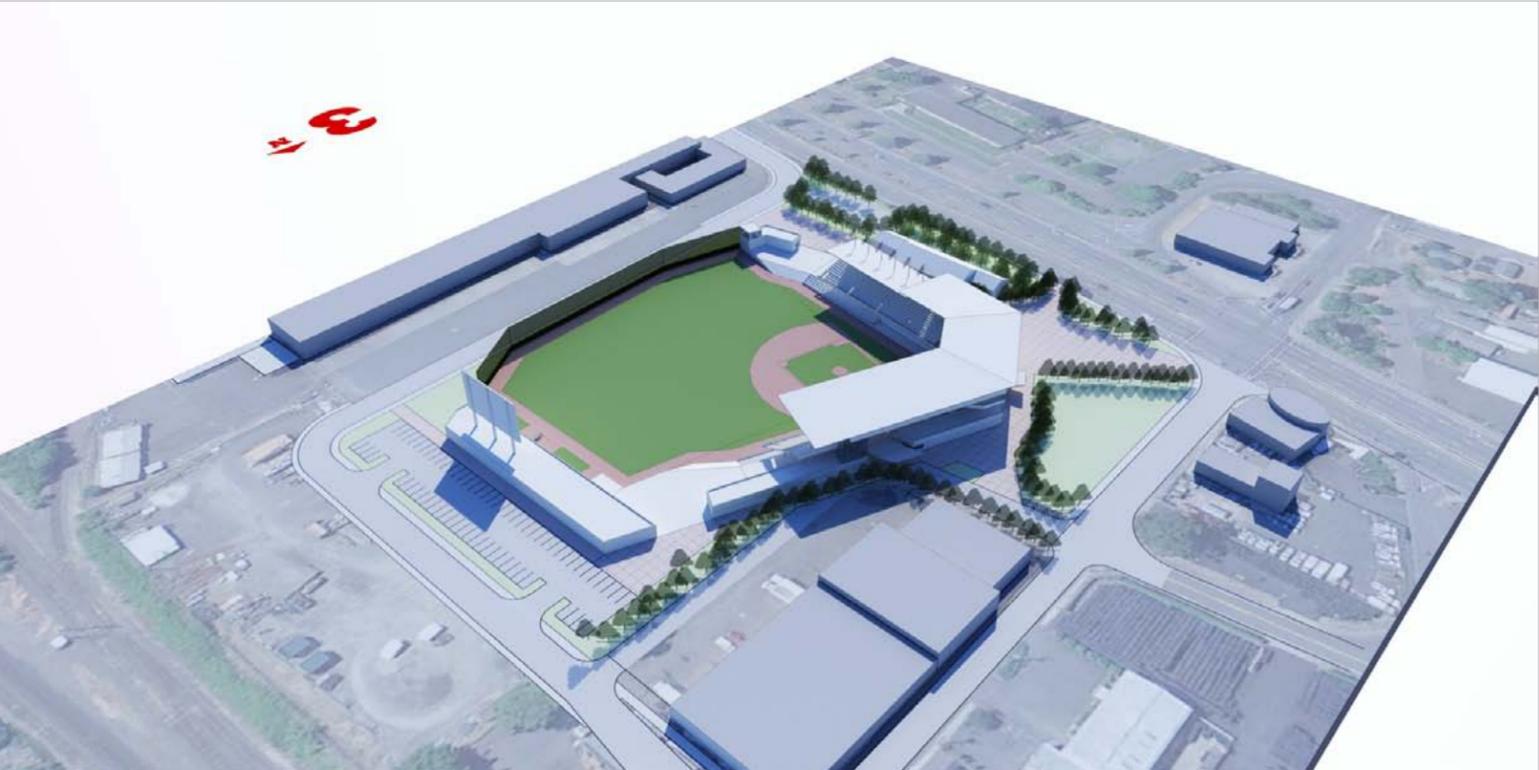
Utilities in Stubb street will need to be re-located if they are required after taking the parcels northeast of the site.

Existing utilities in the 25th Street right of way may remain in place but the road will move to the east. If this occurs, an easement will need to be established. Due to the issues with easements on private property, a more likely and prudent long term approach is to move the utilities to align with the relocated 25th street right of way.

Effect on Historic Building

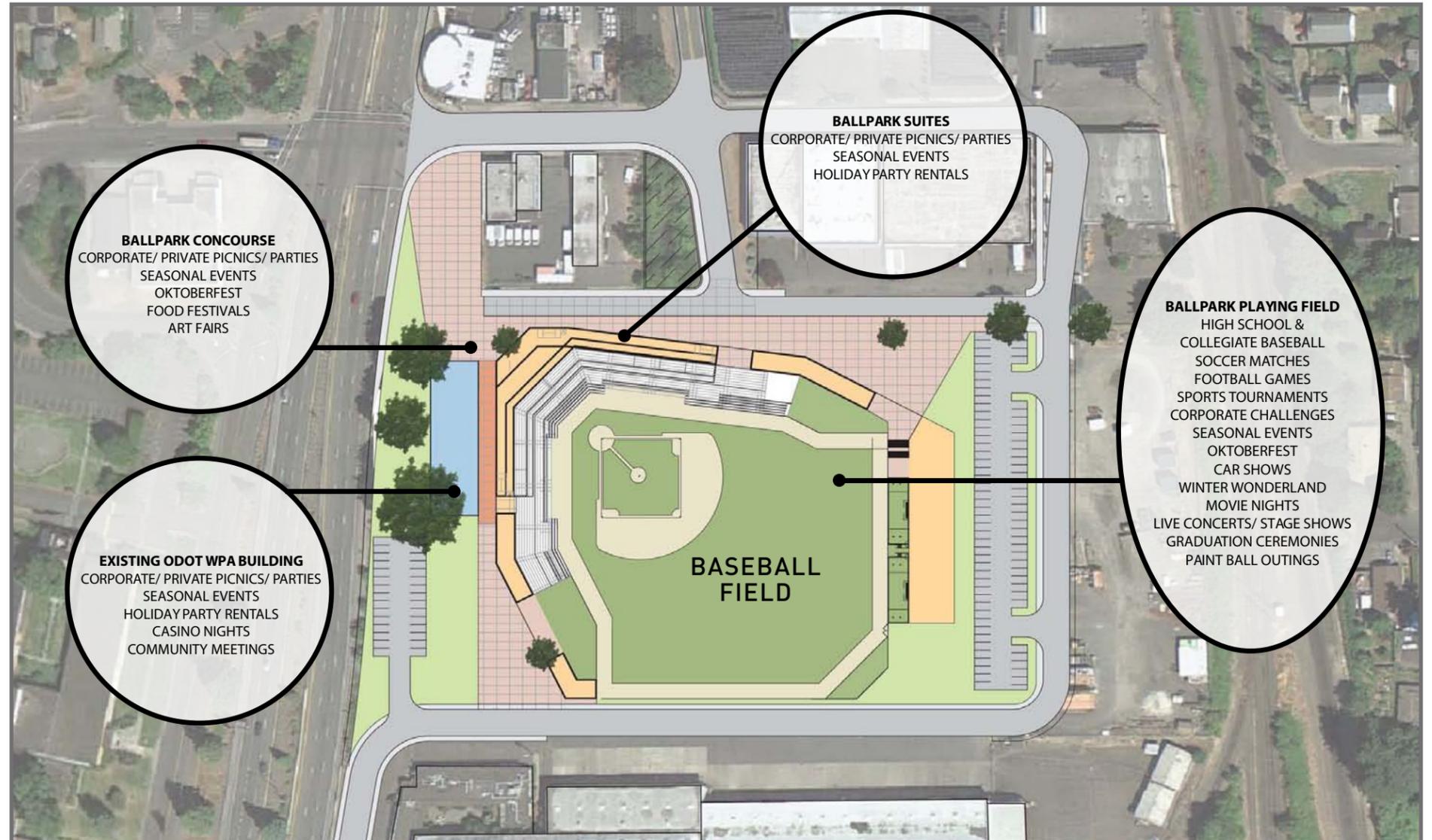
This southeast orientation option will also need to address the scale of the ballpark adjacent to the historic building. The behind home plate mass of the ballpark is adjacent to the historic structure but it is pulled further away than Option 2 due to the larger Site area. Careful consideration of this challenge will need to be addressed during design if this option is chosen.





ALTERNATE USES

The ballpark may be used as a multi-purpose facility accommodating events beyond baseball. See Appendix A.



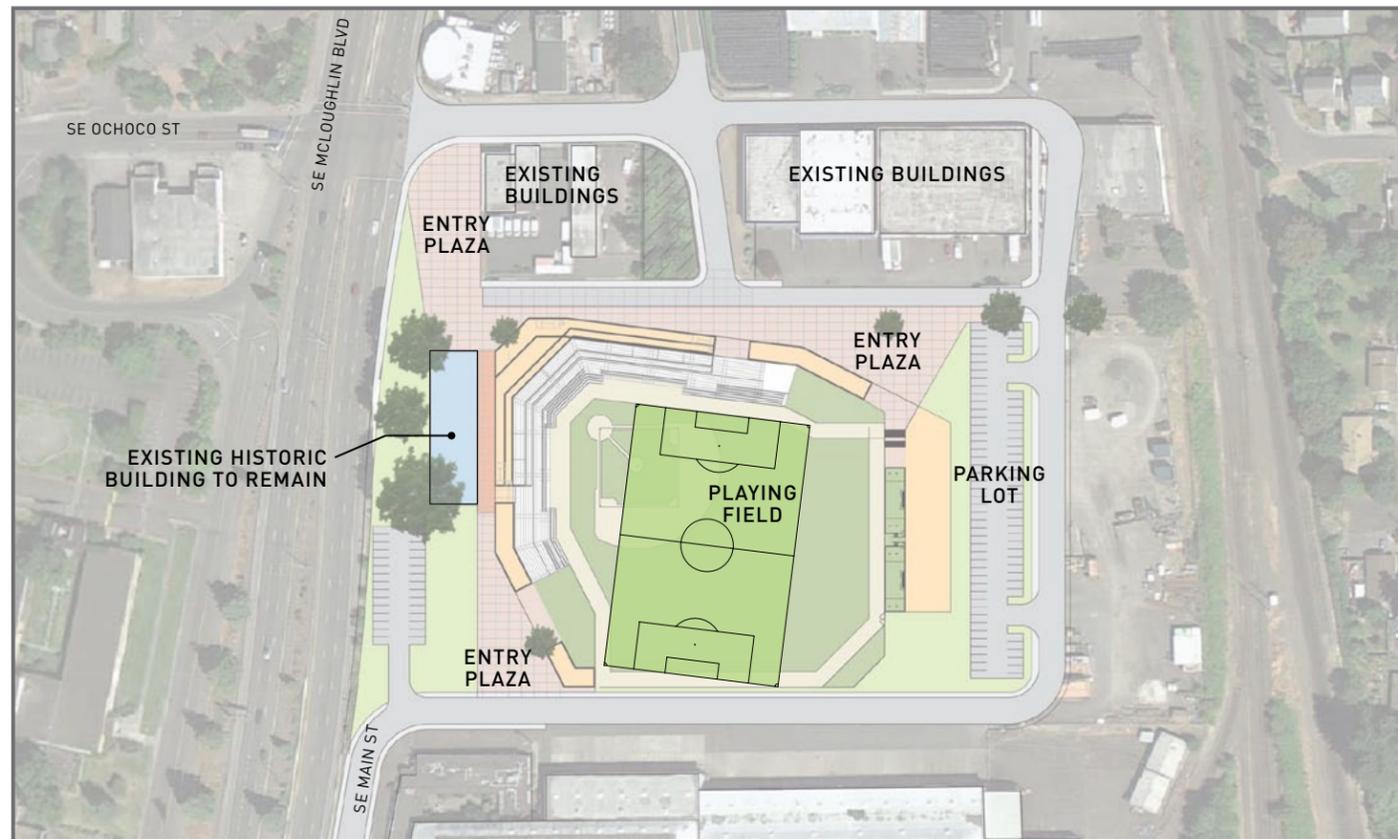
Consideration should be given to synthetic all-weather surfaces if the field will be used for events such as football, soccer and high use tournament play. Synthetic turf is generally a less desirable surface for professional baseball but it is acceptable.

Soccer and Football can be accommodated on the playing field. Soccer can be provided but will be shorter than typical professional soccer fields, but still within the guidelines of FIFA for FIFA sanctioned matches.

The historic building can also be used to house ballpark program and/or dual ballpark alternate use program such as:

- Team Administrative Offices
- Regional Sports or Team Hall of Fame
- Retail: Team Store
- Retail: Restaurant
- Reception/Meeting Room Space

Provisions for Ballpark Food Service can be utilized to allow for these other potential uses.



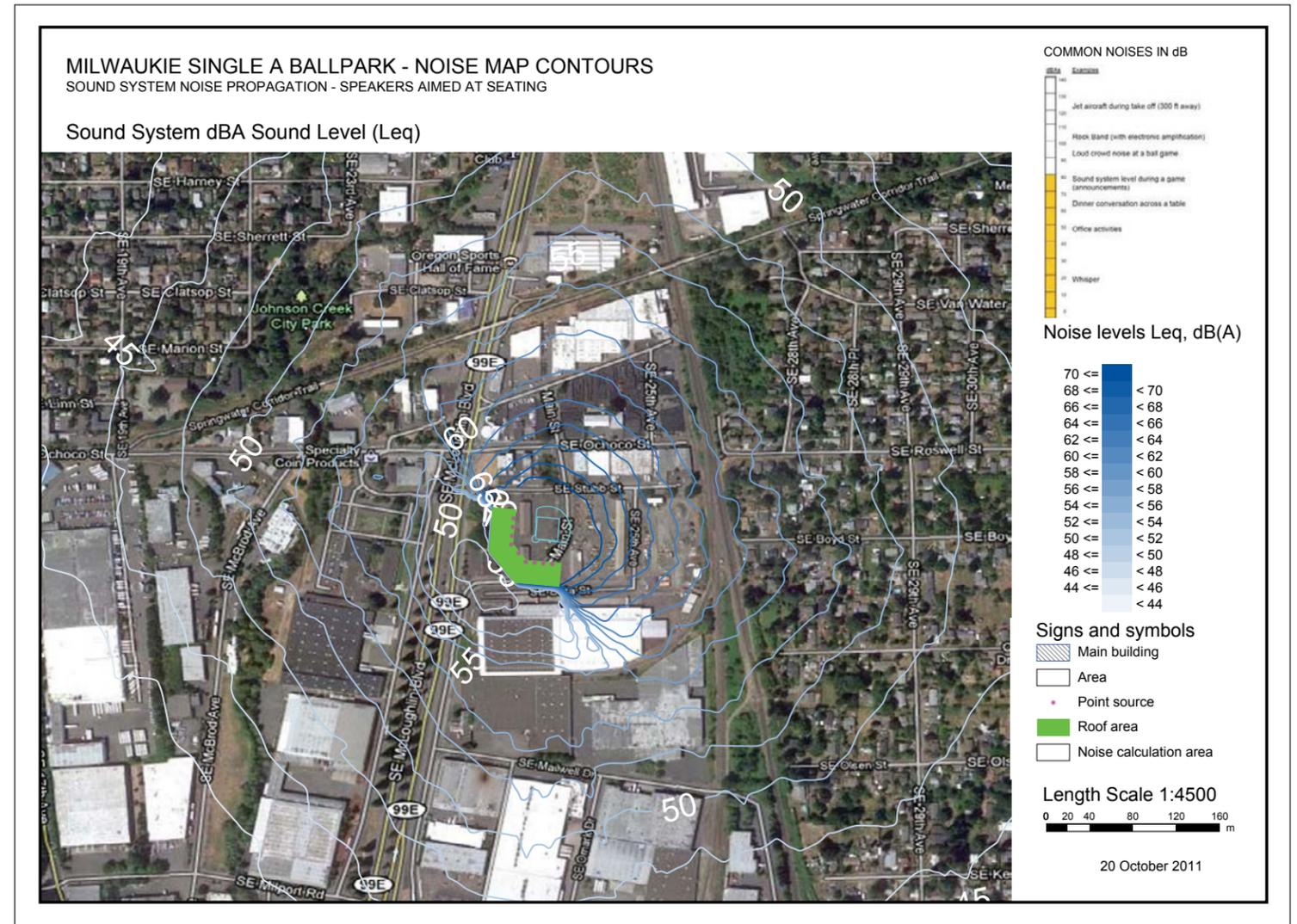
BALLPARK NOISE

A preliminary study has been performed to determine the effect of the ballpark on the existing neighborhoods with regard to sound. The complete report is attached in Appendix C.

The noise analysis results in predicted noise levels as shown in the diagram below. The contours show that the Leq (average) level are generally in compliance with the City, not to exceed, noise regulations.

The general conclusion from these pre-design calculations is that sound from the ballpark sound system should be able to be in compliance with the noise level limits. This compliance is dependent on how loudly the sound system is played during a game and how frequently it is used and for what duration.

It is technically possible for stadium sound system levels to exceed the allowable nighttime noise levels if not operated consistent with the City noise regulation. For this reason, it is recommended that during baseball games, stadium sound levels be electronically limited to ensure that the allowable sound level limits are observed. With proper set-up and operation, sound levels would be in compliance with the City regulations.



BALLPARK FIELD LIGHTING

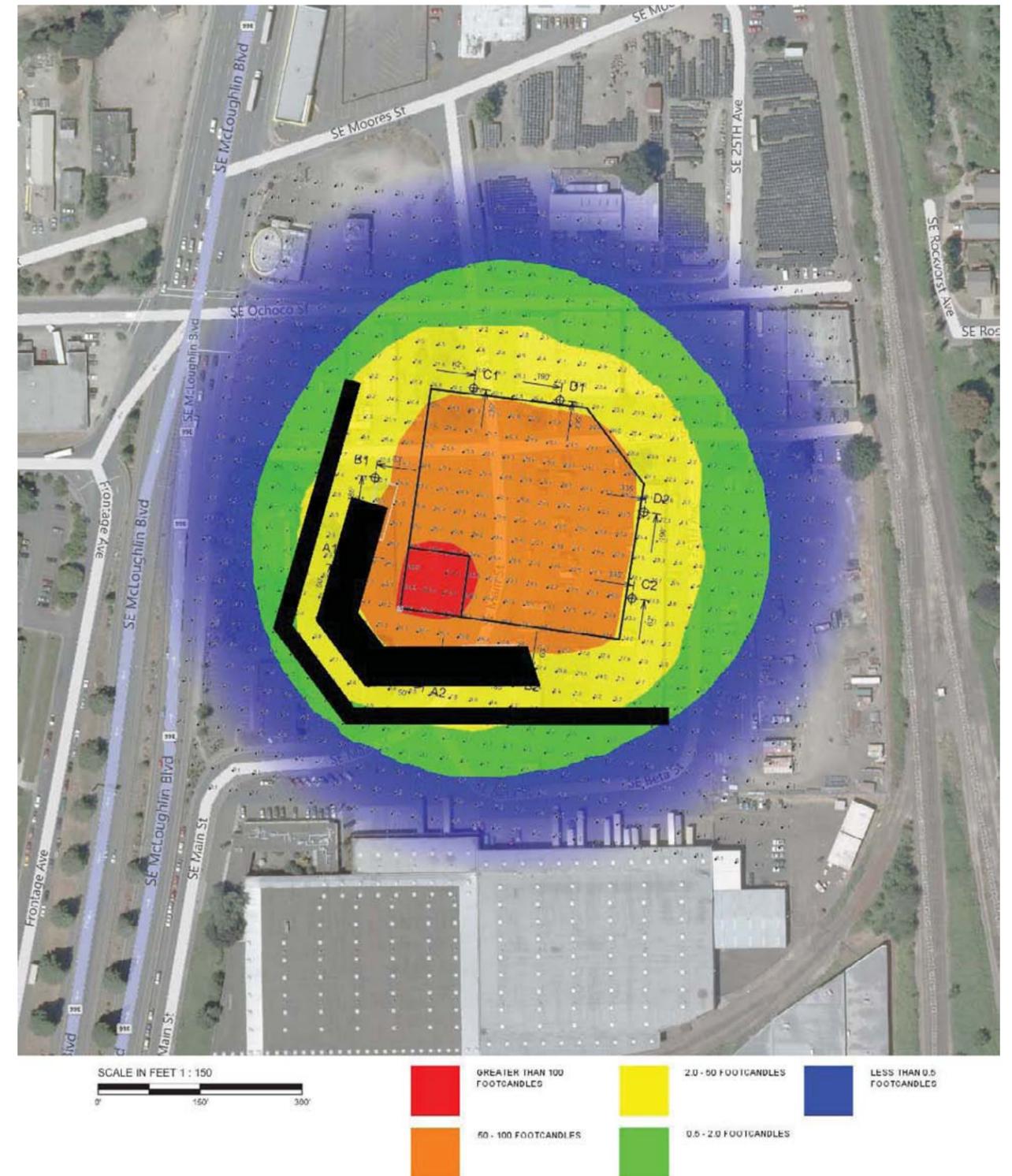
A preliminary study has been performed to determine the effect of the ballpark on the existing neighborhoods with regard to sports field lighting. The complete report is attached in Appendix B.

The following diagram provides a preliminary field lighting analysis for the project and is based on the following assumptions.

1. Field lighting will be designed for Class A baseball sporting events (preliminary values shown in the diagram are adequate for all levels of Minor League Baseball play).
2. Eight pole positions will be used to locate the sports lights per the diagram included above with four infield and four outfield locations. Floodlights are located approximately 90 feet above field level and use a mixture of 1000W and 1500W metal halide lamps.
3. The preliminary study does not take into account shielding due to stadium structure, nearby buildings, fences/walls, or landscape nor does it account for field design set beneath surrounding grade.

Generally, the diagram indicates little or no elevated light levels in the neighborhoods due to sports lighting.

In all sports lighting installations some spill light, as the result of light reflected off the field and the stadium structure, is inevitable. A general glow can be observed at any existing installation as a result of reflected light from the target surface (the field in this case) interacting with particulates in the air. Many environmental factors contribute to this effect including air quality, climate, humidity, etc. The best way to qualify this effect is through direct observation of a similar installation under similar environmental conditions.



CONCLUSIONS

CONCLUSIONS

Based on the Site Constraints and the Site Feasibility Analysis, the proposed site will support a Class A Minor League Ballpark. The following conclusions and recommendations have been reached from the study:

- The proposed Site is accessible by Vehicles, pedestrians, bicycles and mass transit
- The proposed Site is within ½ mile of a planned and currently under design, Light Rail Station.
- Improvements to pedestrian streets to link public parking areas to the proposed site are recommended.
- Parking appears to be sufficient in the area to accommodate parking requirements for the ballpark.
- Additional study should be performed for Parking and Traffic Analysis.
- The existing Historic Structure can and should remain and can be re-purposed to include ballpark related program elements.
- Existing trees adjacent to the historic building should be preserved
- To accommodate the necessary North-South dimension for a ballpark, the site must be enlarged by relocation of the Beta Street right of Way and associated utilities to the south, or Stubb Street to the north.
- To accommodate the necessary East-West dimension for a ballpark, the site must be enlarged by relocation of the 25th Street right of way and associated utilities to the east.
- The high water table on the site will minimize the amount the ballpark can be built into the ground.
- The location of a ballpark on this site may encourage a change from Industrial to commercial land use/ zoning between the Light Rail Station and the Ballpark.
- To accommodate the narrow North-South dimension, the ballpark will need to overlap program spaces to condense the footprint.
- The ballpark can be oriented either northeast or southeast orientation. Both are acceptable for baseball.
- The Outfield wall perpendicular to the north-south dimension of the site will need to be taller to account for a narrow field dimension and allow for the playability of the game. This can add a unique feature to the ballpark.
- Relocation of the Beta Street right of way and associated utilities can be avoided by expanding the site boundary across Stubb Street and utilizing Parcels north of Stubb Street.
- High outfield walls may be minimized by expanding the site boundary across Stubb Street and utilizing parcels north of Stubb Street.
- The ballpark can be utilized for several uses other than baseball.
- Synthetic turf should be considered to maximize the use of the playing surface, though natural grass is preferred for professional baseball.
- Noise impacts of the ballpark on adjacent neighborhoods appear to fall within the guidelines of the city of Milwaukie's Noise Ordinance.
- Field lighting impacts of the ballpark on adjacent neighborhoods appears to be minimal.

The site, though compact, can accommodate a Class A ballpark. The site constraints provide opportunities to provide a unique ballpark solution and experience for citizens of Milwaukie and the spectators that will come to the ballpark from throughout the region. The site provides the opportunity for an iconic, public, gateway building at the north entrance to the city while respecting and re-purposing the historic building currently on the site.

APPENDIX

APPENDIX A

ADDITIONAL USES FOR BASEBALL STADIUMS

MEMORANDUM

NOVEMBER / 7 / 2011

TO: Milwaukie City Council, Ken Asher

RE: ADDITIONAL USES FOR BASEBALL STADIUMS

Below are representative additional uses that have been planned in minor league stadium projects.

HIGH SCHOOL & COLLEGIATE BASEBALL RENTALS

- + Rivalry Games, Tournaments or Championship Games

SOCCER GAMES

- + Various formats for Professional/ Collegiate/ International play must be designed in to field layout

FOOTBALL GAMES

- + similar to soccer, but usually requires more distance – must be part of field design

SPORTS TOURNAMENTS (for all sports the field can accommodate)

CORPORATE/ PRIVATE PICNICS/ PARTIES

- + Various locations around ballpark
- + Batting practice on the field (machine pitch)
- + Use of play areas & inflatables

CORPORATE CHALLENGES

- + Obstacle course set up in outfield areas (not always part of picnic format)

SEASONAL EVENTS

- + Halloween Night with mazes and fright night themes
- + Easter Egg hunts; stand-alone community hunts or rental to local organizations

OKTOBERFEST

- + food faire w/ musicians, artisans and crafts
- + typically booths and stages across the outfield

FOOD FESTIVALS

- + "Taste of (your City)" exhibits of local eateries
- + Food trucks
- + BBQ & Chili & Pie competitions

CAR SHOWS

- + Fields must have vehicle access, cars arranged on outfield

WINTER WONDERLAND

- + Typically in colder climates
- + Add portable ice surface in outfield (various sizes), import snow hills and snow ball mazes

HOLIDAY PARTY RENTALS

- + Rent out premium areas, clubs super suites or banquet halls to private groups

DINNERS/ BANQUETS/ RECEPTIONS/ CRAFT & PRODUCT FAIRS

- + Typically when facility has an attached or adjacent assembly hall
- + "Dinner on the Diamond" uses field for unique catered occasion

MOVIE NIGHTS

- + Most using higher resolution LED video boards, some projected on static screen
- + Tie-in with charity drives, food bank donations, operation Santa programs

LIVE CONCERTS/STAGE SHOWS

- + Stage usually set up in CF
- + Various seating configurations on field
- + Field requires additional protection (Terra-plas or similar)

GRADUATION CEREMONIES

- + Local High School or Colleges
- + Similar to live concert configurations
- + Field may require additional protection

CASINO NIGHTS

- + Community fundraiser for team support charities
- + Usually in club spaces or banquet halls

PAINT BALL OUTINGS

- + Barriers added on field, perimeter walls masked for splat protection

EXTREME SPORTS EXHIBITIONS

- + Ramps and courses set up on field for various BMX and skate shows
- + Field requires additional protection (Terra-plas or similar)

APPENDIX B

PRELIMINARY LIGHTING ANALYSIS

October 26, 2011

Anton Foss, AIA, Principal
360 ARCHITECTURE
300 W 22nd Street
Kansas City, MO 64108

Re: Milwaukie Oregon Baseball – Preliminary Lighting Analysis
WSP Flack + Kurtz Project No.: S11.20330.00

Dear Anton:

As requested, please find below a preliminary analysis of the field lighting for the proposed minor league baseball stadium in Milwaukie, Oregon. The lighting analysis is based on planning information received from your office on the 21 October 2011.

LIGHTING STANDARDS

Lighting design for sporting events at Minor League baseball fields is typically designed in accordance with the Illumination Engineering Society of North America's recommended practice guideline RP-6-01 "Sports and Recreational Area Lighting" and the "Lighting for Minor League Baseball Playing Fields" published by the Office of the Commissioner of Baseball and the National Association of Professional Baseball Leagues Inc.

Minor League fields are recommended to be lit to the following average illumination levels (measured in footcandles (fc)) on the field of play:

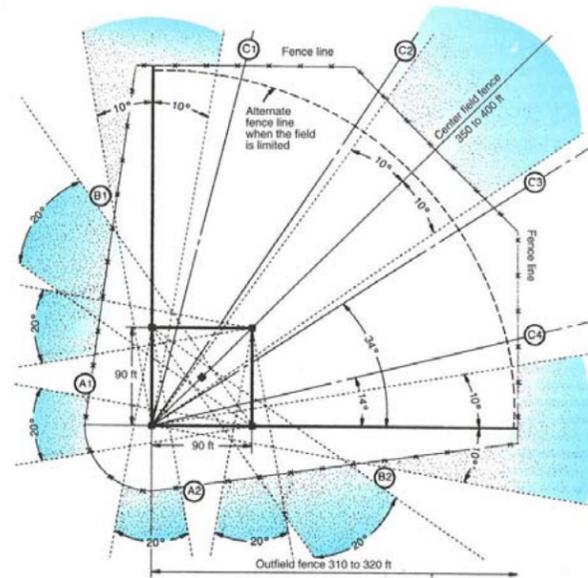
Class A – Horizontal Illuminance:

- The infield is to be lit to 70fc with a maximum to minimum ratio of 1.5:1 or less
- The outfield is to be lit to 50fc with a maximum to minimum ratio of 2:1 or less



TYPICAL FIELD LIGHTING INSTALLATION

Pole locations are typically determined in such a manner as to avoid placement within the players primary field of view to avoid direct glare that may impede play. The diagram on the following page indicates the primary sightlines for players and the corresponding typical pole locations to avoid these zones.



A typical installation therefor involves four infield pole locations (A1, A2, B1, B2 above) and four outfield pole locations (C1, C2, C3, C4 above). Typical floodlight quantities per pole for these locations are as follows:

- "A" Position Poles: 18-20 floodlights
- "B" Position Poles: 35-40 floodlights
- "C" Position Poles: 16-20 floodlights

Each floodlight is typically lamped with a 1500W-2000W metal halide lamp with rated average lumens of approximately 130,000.

Typically the highest minimum pole height is determined based on established, formulaic design ratios and applied to all pole locations for a consistent floodlight elevation for both aesthetic reasons and to ensure that most fixtures are aimed at a downward angle. Standard pole heights will typically range from 100-150ft depending on the available locations relative to the field.

In situations where the floodlighting is to be integrated with the stadium structure, the stadium roof height often determines the final floodlight positioning. If the roof height is below the minimum height as determined from the guidelines listed above, this typically results in an increased pole height to ensure that the stadium roof structure does not create any shadowing on the field from the floodlight positions above.

Floodlights are aimed such that the top of the floodlights beam spread lies, at a minimum, 10 degrees below a horizontal plane level with the maximum pole height. In addition to helping avoid glare for players on the field, this approach results in a more efficient floodlighting layout, with all fixtures directed down towards the field itself.

LIGHT TRESSPASS CONCERNS

Spill light or light trespass is considered any illumination occurring beyond the boundaries of the field being illuminated and the surrounding stadium proper. Despite the height and aiming criteria mentioned above, spill light can still be an issue for the lighting design if the installation is in close proximity to adjacent properties. This can be controlled in a variety of ways and should be a carefully considered element of the design.

The stadium lighting layout, the stadiums orientation on the site, and the architectural design itself may all be designed in such a manner as to mitigate light trespass onto adjacent properties. For example the field may be set below the surrounding grade, landscaped berms may be built up, trees may be strategically placed, ancillary buildings may be positioned in such a way as to shield adjacent areas from potential spill light, using low reflectance materials on the stadium surfaces, etc.

Selection of appropriate luminaires (floodlights) also plays a key role in reducing light trespass. Luminaires with optical systems having defined beam spreads and careful aiming at the appropriate mounting heights will help to reduce any potential spill light. Additionally many manufacturers offer shielding options including external shields, internal louvers, baffles, etc. all of which serve to reduce glare and potential light trespass outside the stadium. An example of such a shielding device specifically addressing this issue is shown below.



In all sports lighting installations some spill light, as the result of light reflected off the field and the stadium structure, is inevitable. A general glow can be observed at any existing installation as a result of reflected light from the target surface (the field in this case) interacting with particulates in the air. Many environmental factors contribute to this effect including air quality, climate, humidity, etc. The best way to qualify this effect is through direct observation of a similar installation under similar environmental conditions.

LOCAL CODE RESTRICTIONS

A review of the Milwaukie, Oregon Municipal Code (website: qcode.us/codes/milwaukie) did not identify a specific light trespass requirement for commercial construction. However, section 19.606.3 PARKING AREA DESIGN AND LANDSCAPING Additional Design Standards requires "lighting luminaires in parking areas to have a cutoff angle of 90 degrees" and for "lighting trespass not to exceed 0.5 footcandles measured vertically at the boundaries of the site".

PRELIMINARY ANALYSIS

The following diagram provides a preliminary field lighting analysis for the project and is based on the following assumptions.

1. Field lighting will be designed per RP-6-01 for Class A baseball sporting events (preliminary values shown in the diagram are adequate for all levels of Minor League Baseball play).
2. Eight pole positions will be used to locate the sports lights per the diagram included above with four infield and four outfield locations. Floodlights are located approximately 90 feet above field level and use a mixture of 1000W and 1500W metal halide lamps.
3. The preliminary study does not take into account shielding due to stadium structure, nearby buildings, fences/walls, or landscape nor does it account for field design set beneath surrounding grade.

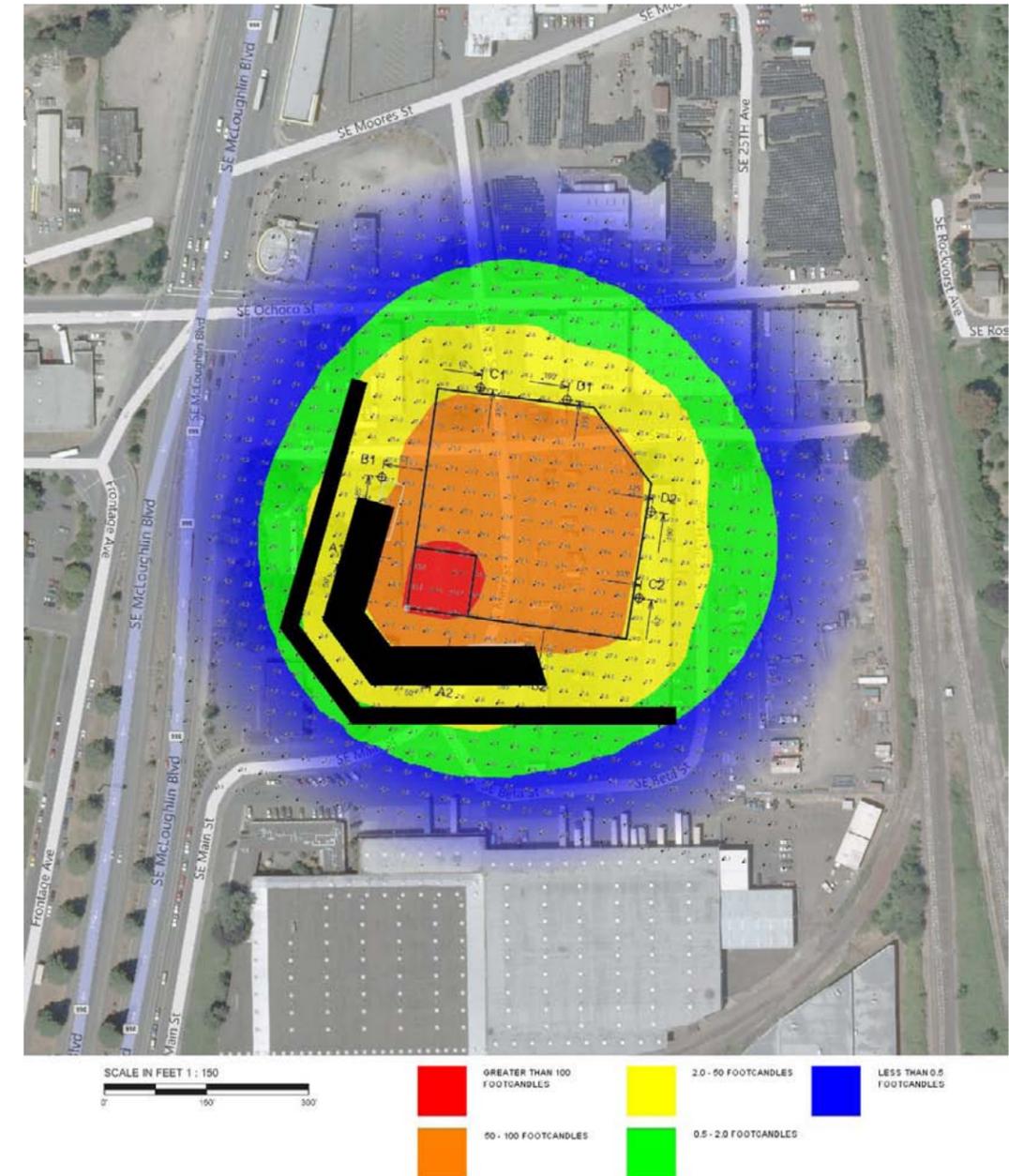
Very truly yours,



Jonathan Plumpton
Vice President
WSP FLACK + KURTZ



Erik Crowell
Senior Lighting Designer
WSP FLACK + KURTZ



APPENDIX C

PRELIMINARY COMMUNITY NOISE IMPACT ANALYSIS



Wrightson, Johnson, Haddon & Williams, Inc.
Designers and Planners for Sound, Video, Multi-Media
Telecommunications, Broadcast, Theatre & Acoustics

Dallas - San Antonio - Denver

October 20, 2011

Mr. Anton Foss
360 Architecture
300 W 22nd Street
Kansas City, MO 64108

VIA EMAIL:

Re: Milwaukie, OR - Ballpark Preliminary Community Noise Impact Analysis

Dear Anton:

At your request, we have reviewed the noise impacts from ballpark operations for the proposed minor league baseball stadium in Milwaukie, Oregon. This review and its conclusions are based on the building concept drawings provided to us by your office, the assumption of a typical minor league stadium design.

Introduction

The project is a minor league baseball stadium, located south of Springwater Corridor Trail, just east of SE McLaughlin Blvd., with home plate facing north northeast. The site has both residential and commercial properties nearby.

There are two primary sound sources which can cause community impact from sports facilities. The first is crowd noise from the crowd cheering and responding to game action. The other source is the stadium sound (public address "PA") system. Of the two, it is our experience that noise complaints from neighbors due to the stadium sound system are far more prevalent. Complaints received due to crowd noise are relatively rare. The closest existing residential neighborhoods appear to be located East and Northwest of the site.

The difference in community response between sound system and crowd noise is due to several factors:

1. The sound system is higher in source sound power than crowd noise. While the overall level measured in the seating areas may be similar for the sound system and the crowd, the acoustic power level of each of the sound system loudspeakers is much higher than an individual fan. For this reason, sound system levels are higher at longer distances than crowd noise.
2. The sound system is operated much more frequently than the crowd is noisy. Maximum crowd noise is relatively infrequent by comparison, and tends to be brief in duration.
3. The sound system is operated frequently during a baseball game (pre and post-game, between innings, prior to some individual at-bats, etc.) and contains speech and music, which are more easily identifiable at a distance and at low sound levels due to information and rhythmic content.
4. An important factor about stadium sound systems is that they are electronically controllable and can be programmed and operated within prescribed limits.

4801 Spring Valley Road, Suite 113 Dallas TX 75244
972.934.3700 voice 972.934.3720 fax

Allowable Noise Levels - City Noise Level Limits

It is our understanding that the noise level limits for this type of development are listed in section 8.08.090 “Maximum Permissible Environmental Noise and Sound Levels” of the Milwaukie Municipal Code”

“In addition to the prohibited sounds listed in Section 8.08.070, no person shall cause or permit noise or sound to intrude into the property of another person, which noise or sound exceeds the maximum permissible noise levels set forth in this section.

B. The sound limitations established in this section shall be measured at or within the property boundary of the receiving land use.

C. No sound shall exceed any of the limits established in Table 8.08.090 by ten (10) dBA at any point in time.

D. The sound shall not exceed any of the limits established in Table 8.08.090 by five (5) dBA for a cumulative total of greater than one (1) minute, but less than five (5) minutes in any ten (10)-minute period.

E. The sound shall not exceed any of the limits established in Table 8.08.090 for a cumulative total of five (5) minutes or more in any ten (10)-minute period.”

Table 8.08.090 Sound Levels by Receiving Land Use		
Land Use Designation of the Property From Which the Source of the Sound Is Measured	Maximum Number of Decibels Permitted During the Daytime Period	Maximum Number of Decibels Permitted During the Nighttime Period
Noise-sensitive	55	50
Commercial	65	60
Industrial	80	75

The ordinance indicates that nighttime sounds levels may not exceed a worst case, 60 dBA at a residential property for any length of time and can be at 55 dBA depending on the duration of the sound over a 10 minute period. For continuous sound, such as pregame music, the 50 dBA value, post 10:00 pm and 55 dBA, prior to 10:00 pm is assumed to apply.

As the sound from the ballpark will be intermittent, since announcements are not allowed while the ball is in play, we have shown average sound levels in the attached noise contour figure.

In addition, the ordinance has a nuisance provision, which states:

“No person shall make any noise or excessive or unnecessary sound which disturbs, injures, or endangers the comfort, convenience, repose, health, peace, safety, or welfare of any other person or persons or of any residential neighborhood within the limits of the City.”

Wrightson, Johnson, Haddon & Williams, Inc.
Designers and Planners for Sound, Video, Multi-Media,
Telecommunication, Broadcast, Theatre & Acoustics

Since it can be expected that nighttime games may extend past 10:00 pm, activity after that time will be subject to the nighttime noise level limits. Prior the 10 pm, the daytime values are assumed to apply.

It is common for cities and courts, when there is a quantitative noise level limit to apply that value as the definition of “disturbs...the comfort...”, however this potential conflict should be reviewed by the Owner’s legal counsel.

Assumptions for Predicted Noise Levels

The calculated noise levels for the stadium sound system are based on the following:

1. The concept facility drawings and site plan which includes a canopy over much of the fixed seating, along with group suites and press box structures.
2. A fully distributed loudspeaker sound system configuration, with numerous small directional loudspeakers mounted throughout the stadium in lieu of an outfield or centralized speaker system which provides sound for the entire stadium from a single location. The distributed system mounts speakers to stadium structure (roof/canopy, etc.). This creates a condition where the sound is being projected from behind the majority of the seats, towards the field and away from areas outside the stadium.
3. Maximum source sound levels of 85 dBA in the stadium seating areas. This is typical for professional baseball stadium levels, as confirmed by measurements performed by WJHW on several minor league and spring training facilities of similar or slightly larger size.
4. Field measurements of community noise levels existing small and major league baseball stadiums with distributed sound systems.
5. Calculation of community sound levels was performed using the industry-standard ‘Sound Plan’ environmental noise computer software. For preliminary, pre-design analysis, the model assumed a single level seating section, with the stadium seating bowl substantially below street grade and directional loudspeakers.
6. As the exact timing, location and height of surrounding buildings between the ballpark and the existing residential neighborhoods, etc. are unknown at this time, any sound level reduction resulting from any barrier provided by such buildings was not calculated or included as a noise mitigation factor.
7. Ground conditions are considered to be primarily urban with building and paving with landscaping. Finally, for the purposes of analysis, calm wind conditions were assumed.
8. The noise contours shown are for baseball games only and should not be extended to include amplified music concerts or other events.

Findings & Recommendations

The noise analysis results in predicted noise levels as shown in the attached “Noise Map Contours” The contours show that the Leq (average) level are generally in compliance with the City, not to exceed, noise regulations.

The general conclusion from these pre-design calculations is that sound from the ballpark sound system should be able to be in compliance with the noise level limits. This compliance is dependent on how loudly the sound system is played during a game and how frequently is it used and for what duration.

Wrightson, Johnson, Haddon & Williams, Inc.
Designers and Planners for Sound, Video, Multi-Media,
Telecommunication, Broadcast, Theatre & Acoustics

Mr. Anton Foss
October 20, 2011 – pg 4

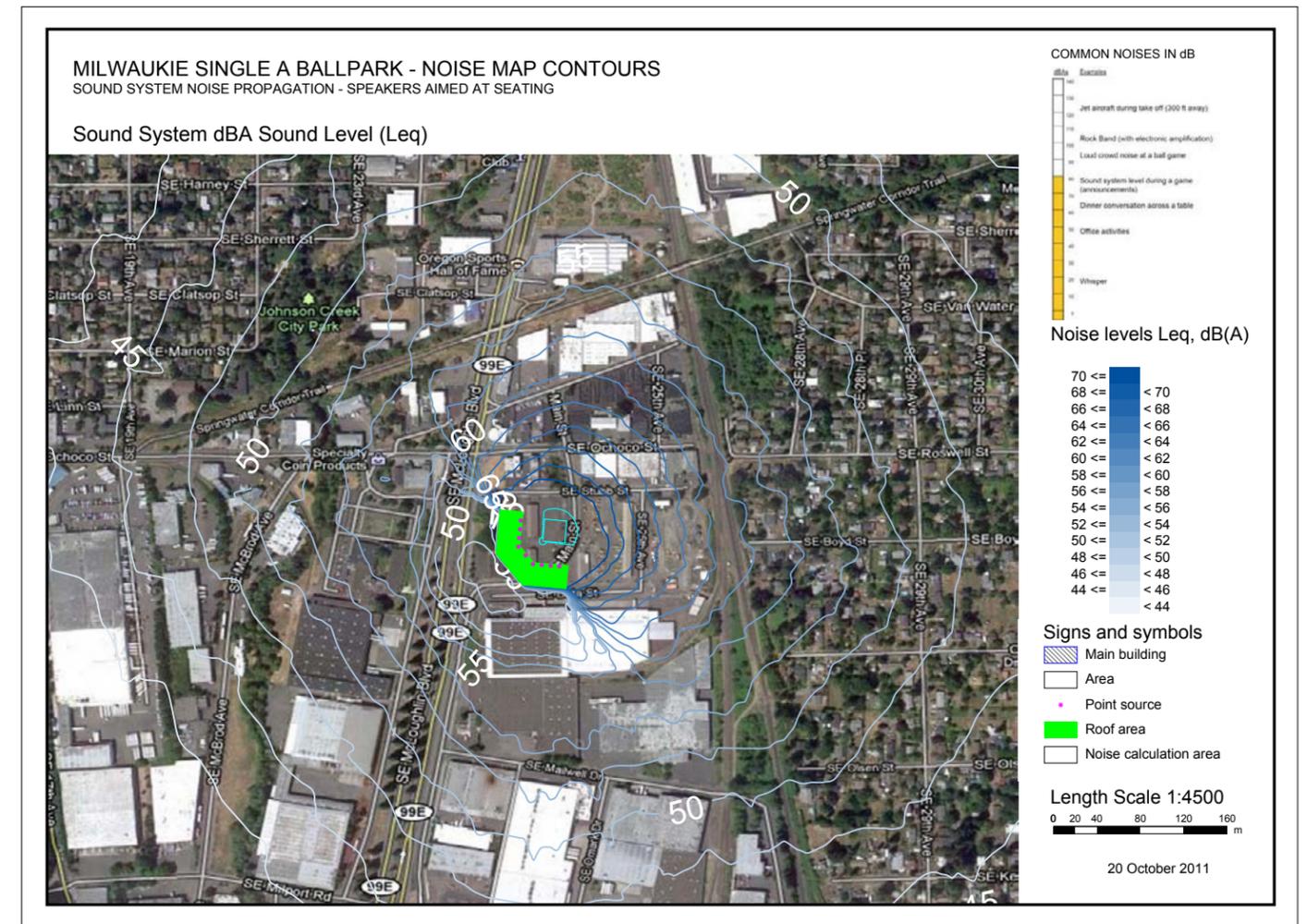
It is technically possible for stadium sound system levels to exceed the allowable nighttime noise levels if not operated consistent with the City noise regulation. For this reason, it is recommended that during baseball games, stadium sound levels be electronically limited to ensure that the allowable sound level limits are observed. With proper set-up and operation, sound levels would be in compliance with the City regulations.

It should be noted that compliance with the City sound level limits does not guarantee that the sounds from the stadium will be inaudible in the residential areas. Based on the typical suburban ambient noise levels, we expect that residents to both the Northwest and those to the East may be able to hear, on occasion, both the stadium sound system and occasional crowd noise, even when these levels are within or below the nighttime noise standard.

Best Regards;
Wrightson, Johnson, Haddon & Williams, Inc.



Jack Wrightson
Principal



ATTACHMENT 3

MINOR LEAGUE BASEBALL FEASIBILITY: SUMMARY OF EXPENSES THROUGH 12/31/11				
Expenses Authorized by Resolution 89-2011 (estimated \$84,500 for Phase One)				
BASEBALL ADVISORS				
COMPANY	PAID INVOICES [Prior to 10/2011]	PAID INVOICES [After 10/2011]	PENDING INVOICES	TOTAL
Inovative Strategies		\$20,000.00	\$10,000.00	\$30,000.00
Capital Project Consultants		\$4,560.90	\$2,862.50	\$7,423.40
360 Architects			\$24,500.00	\$24,500.00
				Phase I Total: \$61,923
Expenses Incurred Prior to Resolution 89-2011 (Oct. 2010 through Sept. 2011)				
ODOT Site Best Use Study	\$15,000			\$15,000
Brochure Printing	\$388.23	\$178.52		\$566.75
Economic Effects Opinion	\$1,785.00			\$1,785.00
Graphic Design Services	\$2,185.00			\$2,185.00
				Pre Phase 1 Total: \$19,537
City Attorney Expenses				
September 2011	\$5,354.00			\$5,354.00
October 2011		\$1,421.40		\$1,421.40
November 2011		\$929.00		\$929.00
				City Attorney Total: \$7,704
TOTAL				\$89,165

ATTACHMENT 4

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MILWAUKIE, OREGON, ACCEPTING RECOMMENDATIONS FROM PHASE ONE OF THE MINOR LEAGUE BASEBALL FEASIBILITY STUDY AND DIRECTING STAFF TO UNDERTAKE ACTIVITIES COMPRISING A SECOND FEASIBILITY PHASE.

WHEREAS, the City Council adopted resolution 46-2011 establishing the goal to explore the opportunity of attracting minor league baseball to Milwaukie for economic development purposes; and

WHEREAS, the City Council adopted resolution 89-2011, enabling a team of development advisors to assist the city with studying project feasibility; and

WHEREAS, in Phase One, completed over the past several months, members of the public, City staff and City Councilors, along with the advisors, focused on establishing opportunities for public involvement, gathering questions from community members, and examining the proposed site for the ballpark use; and

WHEREAS, Phase One participants raised many questions and concerns including alternative uses for the facility, noise and light impacts on the adjacent neighborhood, fiscal and taxpayer impacts in Milwaukie, traffic impacts, and the effect the project would have on the local economy; and

WHEREAS, information necessary to satisfy many of these questions and concerns has not yet been compiled, analyzed or sufficiently studied; and

WHEREAS, the advisors assembled for the project have concluded, based on Phase One studies, that the proposed site will support a Class A Minor League Ballpark, and that there is significant interest in the project from the public that has participated thus far; and

WHEREAS, negotiations with ODOT regarding city acquisition of the proposed site are ongoing and will be effected by the council's decision to proceed to Phase Two; and

WHEREAS, the objectives of Phase One, as presented to the Council at its business meeting on October 4, 2011, have been achieved; and

WHEREAS, Phase One expenditures are in line with the budget presented to the Council at its business meeting on October 4, 2011;

NOW, THEREFORE, BE IT RESOLVED that the City of Milwaukie accepts the findings from Phase One of the minor league baseball feasibility study and authorizes proceeding to a second feasibility phase to include the following elements:

- 1) Development of a conceptual design for the facility, in enough detail to provide a complete program of uses and a fully loaded cost estimate.

- 2) Based on the cost estimate, completion of an Economic Impact Analysis to gauge the project's effect on the local economy, including, among other things, budgetary impacts on the City of Milwaukie.
- 3) Creation of a Citizen Task Force, charged with:
 - a. Advising the Council on a preferred option related to the facility's orientation
 - b. Advising the Council on a preferred slate of facility (or site) uses that would complement the minor league baseball schedule and provide amenities for Milwaukie and the surrounding region
 - c. Advising the Council on a scope of work and budget related to the Economic Impact Analysis
 - d. Advising the Council on a Good Neighbor Agreement bullet point list that would ensure compatibility between the operation of the facility and surrounding industrial and residential neighbors.

BE IT FURTHER RESOLVED that staff continue to pursue acquisition of the ODOT site and take actions necessary to provide the Council with options for securing the site for the proposed facility; and

BE IT FURTHER RESOLVED that staff notify the Northwest League as to the City Councils' interest in attracting a Northwest League team and request that the league grant permission to one or more Northwest League teams to explore relocation to the City of Milwaukie; and

BE IT FURTHER RESOLVED that findings and costs from the second phase of the feasibility study shall be presented to the Council in April 2012.

Introduced and adopted by the City Council on _____ .

This resolution is effective on _____ .

Jeremy Ferguson, Mayor

ATTEST:

APPROVED AS TO FORM:
Jordan Ramis PC

Pat DuVal, City Recorder

City Attorney