



**ARDENWALD-JOHNSON CREEK  
NEIGHBORHOOD DISTRICT ASSOCIATION  
REGULAR MEETING MINUTES  
MONDAY, NOVEMBER 25<sup>TH</sup>, 2019**

**Meeting Location:** Milwaukie Café, 9401 SE 32nd Ave, 6:30 P.M.  
**Chairman:** Matt Rinker, (971) 336-8663, MattRinker@hotmail.com

**Board Present:** Matt Rinker, Erin Jansen, Elvis Clark, Travis Holle-Bailey, Bryan Dorr, Lisa Gunion-Rinker

**Guests Present:** Sara Gross-Samuelsan, Laura Berg, Ruth Freely, Connie Leiv, Renee Mooz, Melissa Sange, Bertie

**1. Introductions**

**2. Police Report:** Luke Straight reports as follows:

Personnel News: Background on possible new hire with about 5 years of experience, lateral hires eliminate months of training, so he would just need a few months of training. Lateral hires are great, but Milwaukie is choosy in hires to make sure they are a good hire that fits with community.

Claire Davis (the K-9 handler) is also here to say hi – she got a new dog as discussed in the previous minutes, Hank! Follow him on Instagram @k9\_hankthetank

Questions from the community

What is the policy for camping in Milwaukie? If you see a camp, call the non-emergency number and ask to have it checked out. In a city such as Milwaukie, it is very hard to camp legally without violating laws. Police are equipped with other resources including warming shelter information.

Also, other appropriate calls include requesting additional patrol if a neighbor is out of town for awhile

**3. Public Comments**

Monroe Apartments – Everyone got a mailing today, will be discussed in land use and transportation below

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**4. Grant Request Vote: CERT Equipment Assistance Program**

\$250 ask to round out an emergency kit for disaster preparedness. Volunteer organization that is run by largely volunteers to make sure

JUST AN FYI: The meeting place in the event of an Earthquake is St. John's Church (across 224).

Motion to approve: Bryan Dorr, Seconded Renee Mooz and approved

**5. Website Renewal Expenses** – Bryan Dorr reports that website expires

1/2/2020, 3 options to renew:

1 year - \$17187 (\$12.99/month),

2 year –\$319.74 (11.99/month),

3 year – \$443.61 (\$10.99/month)

Discussion about the future of NDAs – but our website hosts a lot of documents and history of the NDA/resources, and Portland has extended NDAs for 3 more years

Vote: In favor of 3 year Renewal (Motion: Erin Jansen; Seconded Laura Berg – approved)

**6. Oregon SOS Business Registration** – NDA is not up to date on paperwork and we need to figure out what it is and send it in, Matt is going to look in to it and make sure we aren't dissolved!

**7. Committee Reports –**

a. Chair: No news!

b. Vice-chair: No present

c. Secretary: No report!

d. Webmaster: In October, we replaced email list application and now we have a better email list; current subscribers dropped down to 172 because inactive accounts were purged

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We are going to change the sign in sheet to be clearer about the email list – but everyone should know that if your email was on the sign-in sheet you were not automatically subscribed **please go to [www.ardenwald.org](http://www.ardenwald.org) to subscribe!!!** Also going to include this info at the bottom of the footer of the agenda.

- e. Treasurer: Not present
- f. Land Use:

Site next to Milwaukie Café: They were drilling today and have not let anyone in the neighborhood know, it is a brownfield so nothing can be disturbed until they have permits

**Portland side:**

- 1) A house wants to make a current lean to into a permanent structure on the site, but it is forward from the rest of the house on 3815 SE Berkley Way. The East Moreland Chair had issues with the house because it wouldn't meet code he wants it to be flat with the rest of the house, but in general we think this would be better than the current "structure"
- 2) Building 4 homes on the site above the Spring Water Corridor, its an old fill area, going forward with the 4<sup>th</sup> house

**Milwaukie side:**

- 1) Hillside: Need to make the area between plats slightly smaller than code, no issue because on the scope of things, not an issue
- 2) Monroe Street Apartments: Several letters sent to city about concerns over the pedestrian path being too narrow and closed in next to the railroad track, safety concerns regarding no way to get away; a lot of materials were sent yesterday, that have not had a chance to review yet, but we have until December 20<sup>th</sup> to respond; mailing today the map that was in it was completely wrong.

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We will send out an email to discuss just this issue in the coming weeks

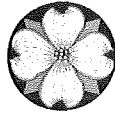
- 3) SODO: New apartment complex at Coho point, concern is that they are all apartments and all not affordable, no equity opportunities, no feeling of setting roots, building density is not equivalent to building equity
  - 4) Hillside Apartments: December 4, 2019 in the Mother Gamblin room at the Providence Milwaukie Hospital from 5:30-7:30 for the final meeting on this plan
  
  - g. Southeast Uplift: Abby was not present but NDA sent a letter to SE Uplift with our position on the NDA language change, attached to minutes.
  - h. Transportation: Elvis brought a handout about the Monroe Apartments, attached.
  - i. Public Safety Advisory Committee : Not here, but we circled around to CERT Grant
  - j. Membership: Not present, but we should do a big potluck block party and invite the whole neighborhood in July
  - k. Art: Not present
  - l. Balfour Street Park: No news, but the Milwaukie Bay Park fundraiser last Sunday raised \$4,000 for the park!
  - m. Ardenwald PTO: Not present
8. Approve October Meeting Minutes – Moved to approve Matt, Seconded Bryan, approved
  9. Adjournment: 7:57

**The next meeting is the Holiday Potluck Monday,**

**December 16<sup>th</sup> at the Café!!**

**Thanks for coming!**





# CITY OF MILWAUKIE

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## NOTICE OF TYPE II LAND USE PROPOSAL

Date mailed: November 21, 2019

You are receiving this notice because development has been proposed in your neighborhood. The proposed development requires notice to the property owner; applicant; and all property owners, residents, and neighborhood district association(s) within 300 feet of the subject property. A summary of the proposal and information on how to respond to this notice are described below.

The City will consider written comments on the proposal prior to issuing a decision.

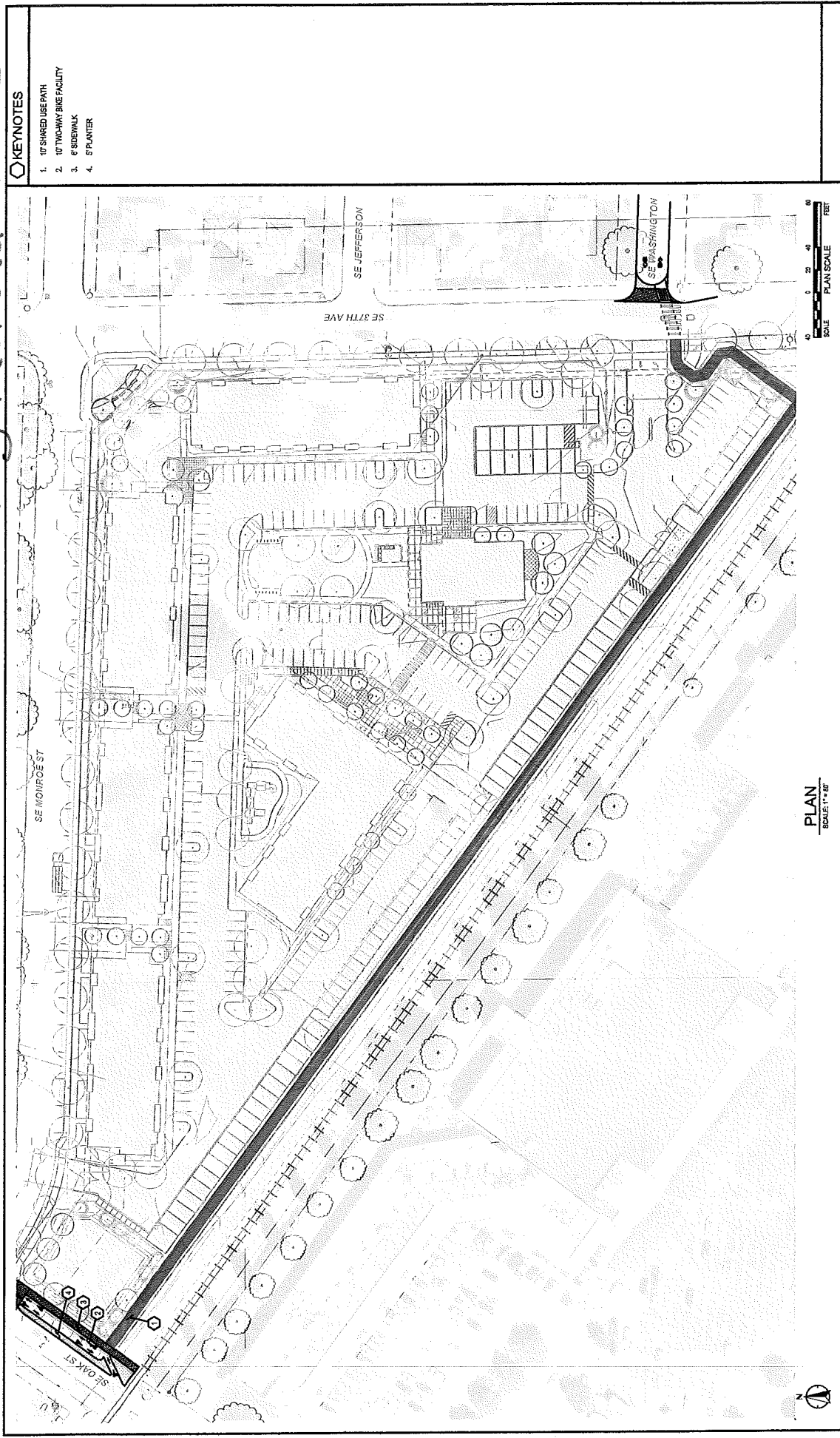
To ensure that your comments are considered in the decision, please submit written comments to the staff contact listed below before 5:00 p.m. on Friday, December 20, 2019. After that date, there is no guarantee that comments will be incorporated into the decision.


The decision may be issued as early as 14 days from the date of this public notice.

Please include the land use file number for reference.

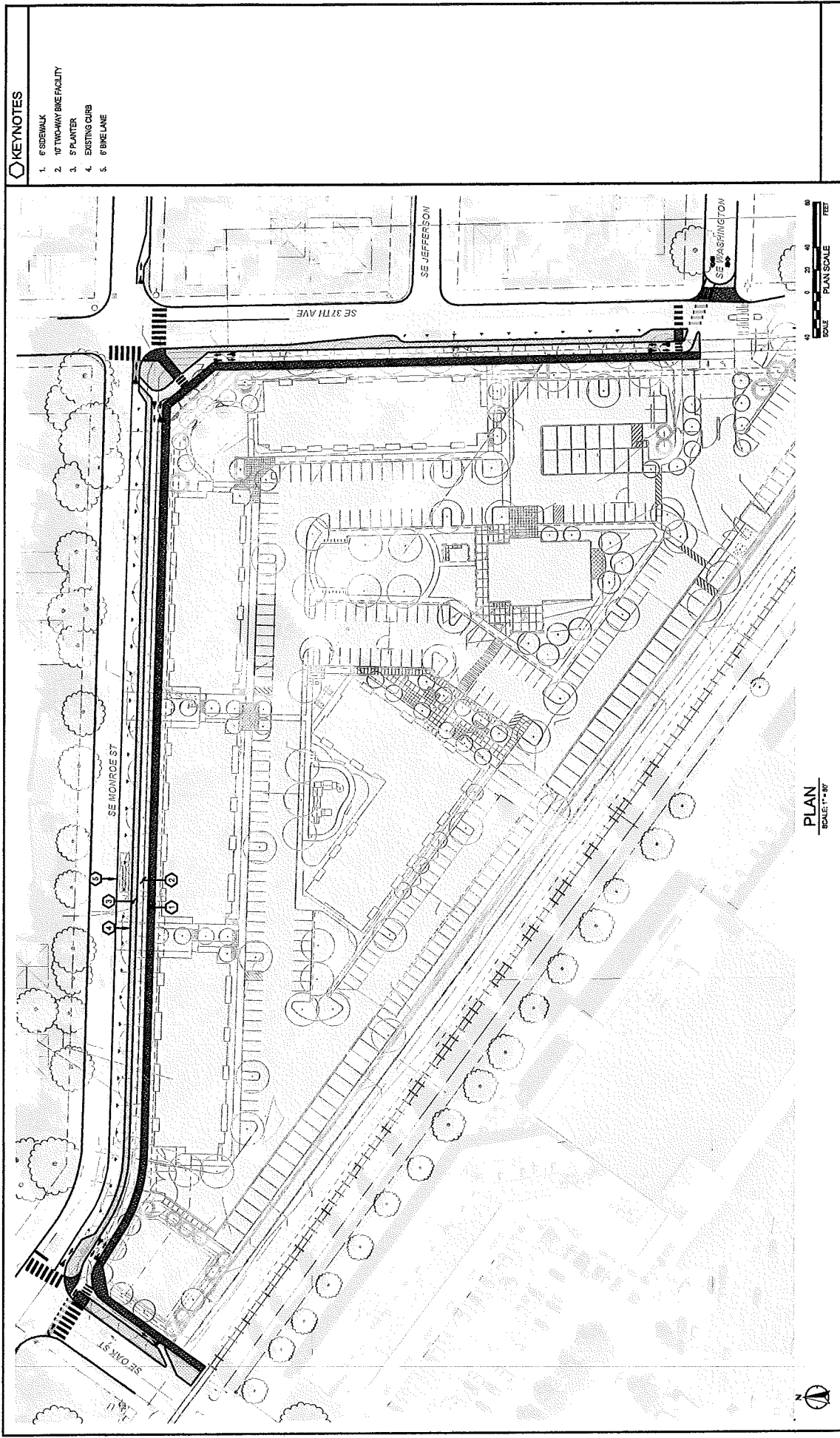
<b>File Number(s):</b>	DEV-2019-009; TFR-2019-001; VR-2019-012
<b>Location:</b>	Monroe St and 37th Ave 11E36AB03003 and 11E36AA19203  <i>A map of the site is located on the last page of this notice.</i>
<b>Proposal:</b>	Proposed multifamily development of 234 units with associated site improvements, including parking, landscaping, an amenities building, and a multi-use path. Also requested is a fence variance to allow an 8-ft tall fence along the railroad on the south side of the site.
<b>Applicant/Primary Contact Person:</b>	Dean Masukawa, LRS Architects 720 NW Davis St., Suite 300 Portland, OR 97209 <a href="mailto:503-265-1545/dmasukawa@lrsarchitects.com">503-265-1545/dmasukawa@lrsarchitects.com</a>
<b>Owner(s):</b>	Tyee Management Company 5501 Pacific Highway E., Tacoma, WA 98424
<b>Staff contact:</b>	Vera Kolas, Associate Planner City of Milwaukie Planning Department 6101 SE Johnson Creek Blvd Milwaukie, OR 97206 503-786-7653 <a href="mailto:kolasv@milwaukieoregon.gov">kolasv@milwaukieoregon.gov</a>
<b>Neighborhood District Association(s):</b>	Ardenwald-Johnson Creek NDA, contact Matt Rinker at 971-712-8139. Hector Campbell NDA, contact David Aschenbrenner at 503-654-4258. Historic Milwaukie NDA, contact Ray Bryan at 503-593-3336.

Developer Proposed Bike/walk trail  
along railroad tracks



PROJECT NO. 00010304 DRAWING FILE: MONROE SHEETS DESIGNED BY: RFP DRAWN BY: RFP REVIEWED BY: RFP DATE: 11/20/09 SCALE: AS SHOWN	 ALTA ENGINEERS & ARCHITECTS www.altaengineering.com	PROJECT TITLE <b>TRAIL ALIGNMENT</b>	SHEET NO. <b>3</b>
		SHEET 3 OF 3	

2



- KEYNOTES**
1. 6' SIDEWALK
  2. 10' TWO-WAY BIKE FACILITY
  3. 5' PLANTER
  4. EXISTING CURB
  5. 6' BIKE LANE

**PLAN**  
SCALE: 1" = 20'

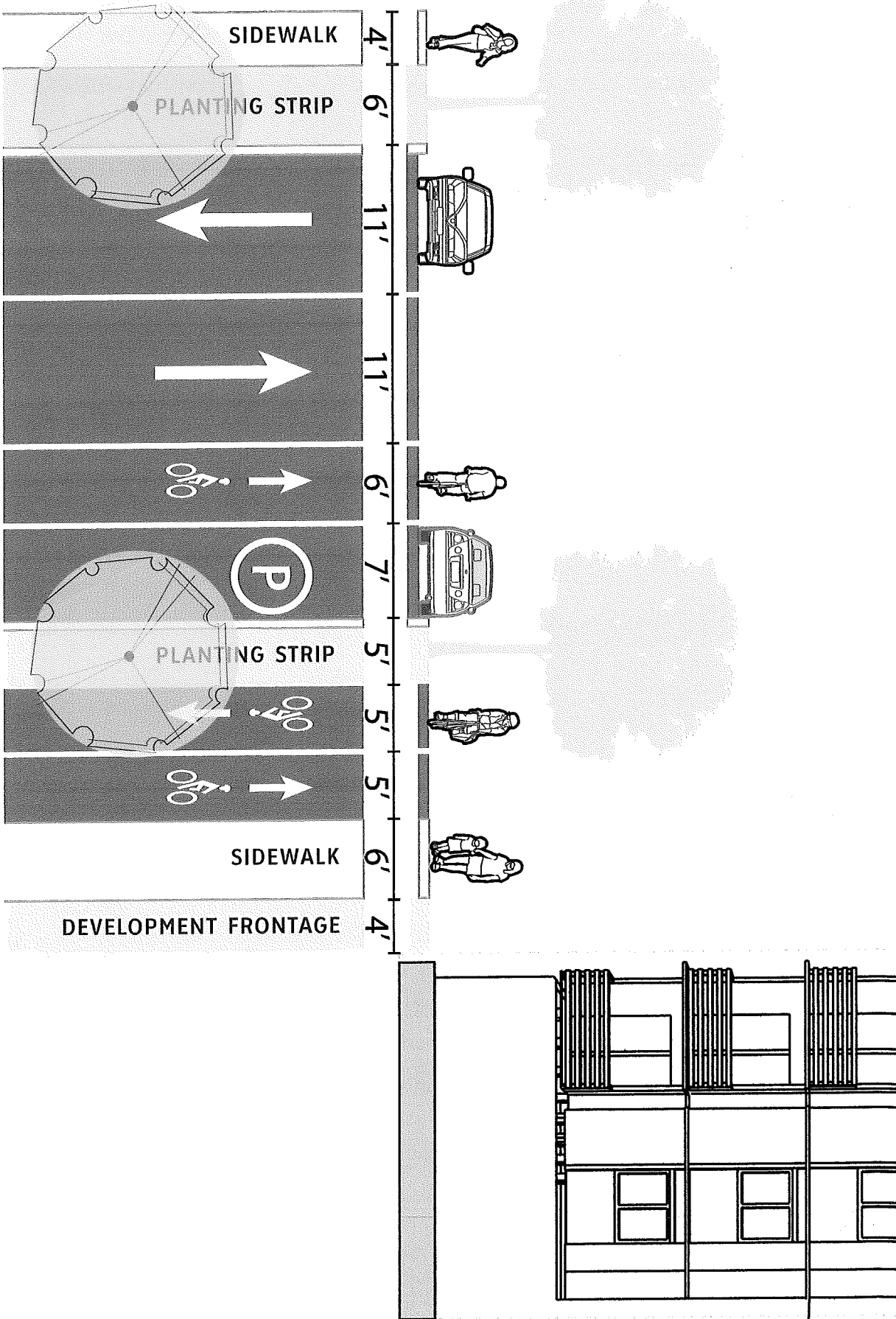
SCALE  
0 20 40 60  
FEET  
PLAN SCALE

PROJECT NO: 09-2018-04 CAD FILE NUMBER: 09-2018-04 DRAWN BY: GSW CHECKED BY: JKL DATE: 09/10/18 SCALE: AS SHOWN		PROJECT TITLE <b>STREET ALIGNMENT (A) EASTBOUND BIKE LANE</b>	SHEET NO. <b>1</b>
			SHEET 1 OF 3

3  
Alt  
Bike  
Walk  
trail

Use compass 1 inch on all north drawings. Find 1 inch north accordingly.

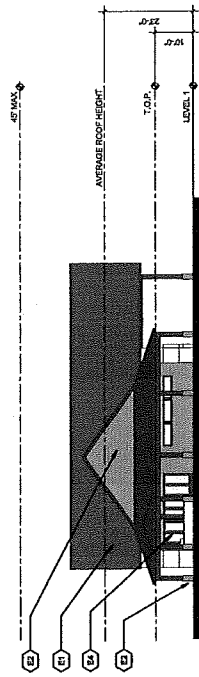
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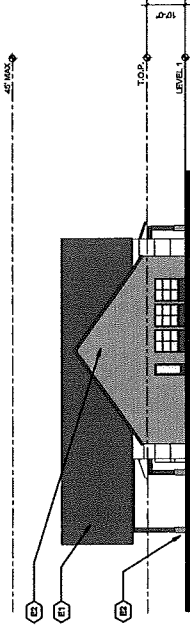
**Sidewalk Level 2-Way Bike Facility Concept (Street Alignment Option A)**  
Monroe St between Oak St and 37th Ave (Looking East)



**SITE PLAN REVIEW**  
ELEVATIONS - COMMUNITY BUILDING

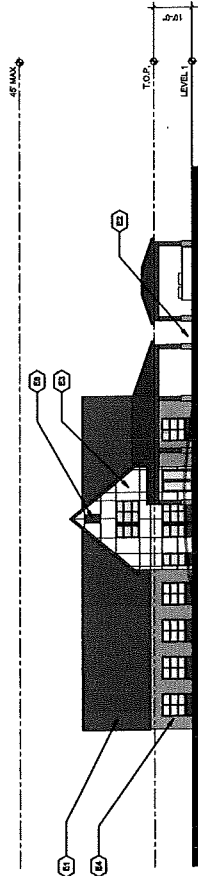


**NORTH ELEVATION**

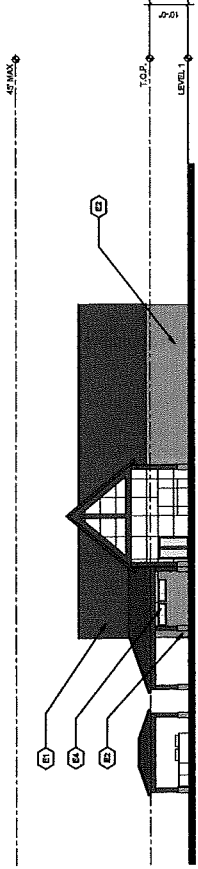


**SOUTH ELEVATION**

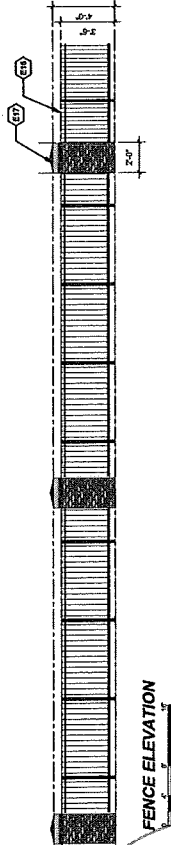
- KEYNOTES**
- E1 PARTIAL BRICKS & ROOFING
  - E2 FIBER CONCRETE PANEL SIDING
  - E3 VINYL WINDOW TRIM
  - E4 WROUGHT IRON FENCE
  - E5 2X2 COLUMN WITH BRICK FINISH AND CONCRETE CAP



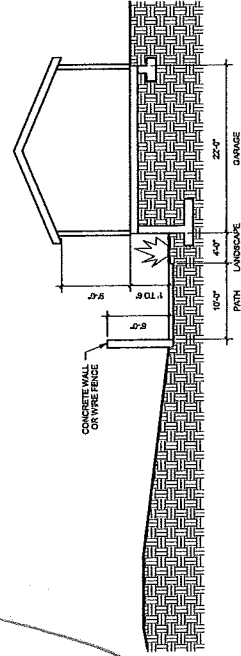
**EAST ELEVATION**



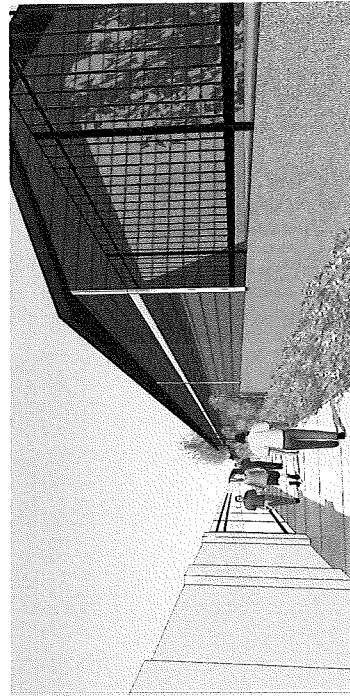
**WEST ELEVATION**



**FENCE ELEVATION**



**SECTION**



*Developer's  
Railroad trail*

**VIEW FROM PATHWAY**

SCALE: AS SHOWN

10/27/24 | MONROE APARTMENTS  
ARCHITECTS 3319

SA

## Conclusion

Based on our review of the alignment options we feel that the street alignment concept should be the preferred alternative associated with the development, while retaining the 15' trail easement at the southern property boundary. The alignment around the proposed development would have better visibility, providing a perceived high level of safety. The visibility of the on-street facility from those living in the proposed development, as well as those traveling the adjacent roadway, will make it a more viable option for users in a consistent manner through the future. We believe that the additional distance and elevation gain associated with this alignment is worth the tradeoff, as the facility would connect better to other nearby roadways in the immediate future and better serve a majority of the users expected to travel through the area, especially in the interim condition. The additional cost of about 200 LF of a 10' asphalt surface would be approximately \$40,000.

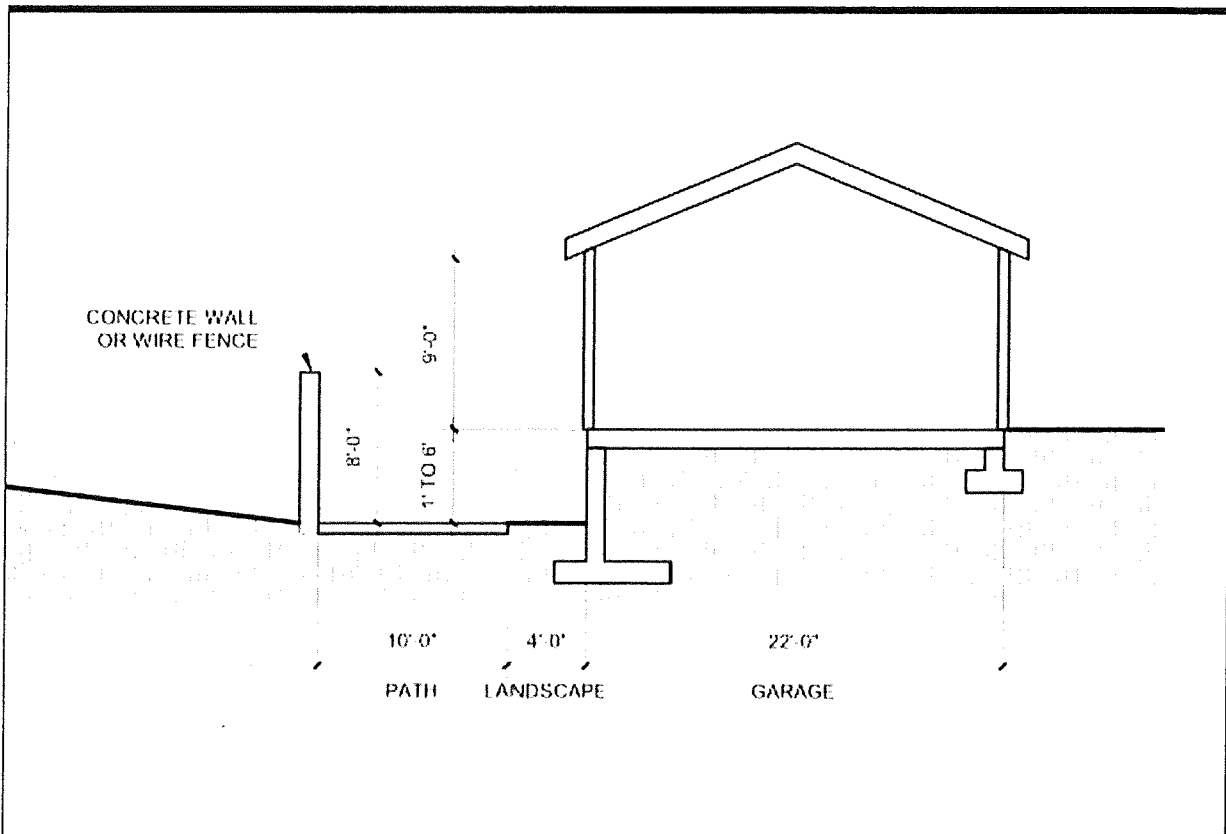
The Monroe Plan trail alignment option will be a relatively short trail segment for the foreseeable future, but part of a much longer trail once the Railroad Avenue path is constructed. If the trail segment were constructed in conjunction with the development, it would be especially important to design and maintain the facility with attractiveness and user safety in mind, to avoid the public perception that the short segment is a safety concern which could potentially result in an underutilized bike facility along the remaining portion of the Monroe Street Greenway route. If the trail segment is neglected, greenway users may opt for a different route around the proposed development, either via standard width sidewalks around the perimeter of the development, or higher-stress on-street painted bike facilities. The benefits of choosing the trail alignment as part of the development would be a more direct connection along the greenway at an easier grade, but at the expense of indirect connections to other nearby roadways. The cost of about 1,100 LF of a 10' pervious concrete trail surface plus landscaping would be approximately \$185,000.

Out of State Developers neglects Greenway Best Practices

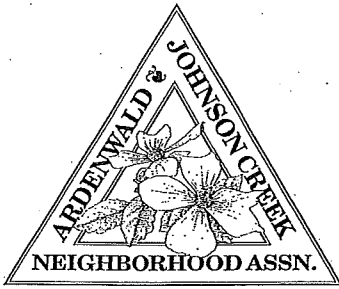
As the City of Milwaukie formally accepted DEV 2019-009 Land Use application proposal from Johnson Development Associates (JDA) on November 21, 2019, the site plan lacks the safety and security features we would expect for a neighborhood Greenway.

Multi-Use Path

The Multi-Use Path (MUP) between SE Oak Street and SE 37th Ave intended to be the “family-friendly” alternative has been designed at a lower elevation, squeezed down between a fourteen foot sound-proof wall and concrete or chain link fence adjacent to the Railroad Tracks.



The MUP design has no egress into the Monroe Apartment complex, thus creating a security gauntlet for men, women, and children, especially at night. The foreboding nature of this cavernous gauntlet prevent adoption and usage of the MUP, especially by apartment dwellers who will have no access to it. As such we are opposed the MUP design as it is defined, and prefer the cycle track alternative designed by Alta Planning + Design (see below)



October 31, 2019

VIA EMAIL

SE Uplift  
3534 SE Main St,  
Portland, OR 97214

**Re: City of Portland Proposed Code Change 3.96**

To Whom it May Concern:

The Ardenwald/Johnson Creek Neighborhood Association is writing to address our position on the proposed city code change 3.96 regarding removal of language protecting NDAs in the city code.

It is our understanding that this code change is intended to promote diversity and inclusivity. We fully support this goal, but find the proposed language fails to adequately do so and fails to protect the vital role neighborhood associations play in city government.

Specifically, our concerns focus on the following areas:

1. **Land Use Appeal Process:** Currently, NDAs' fees are waived to appeal a Land Use Decision. The proposed code change does not make clear if there will be any continued waiver of fees. These fees can be close to \$1,000 and not waiving application fees for appealing a land use commission decision will significantly disadvantage less affluent neighborhoods.

2. **Information Sharing:** There is a current established system for keeping NDAs informed regarding PBOT updates, housing updates, land use updates, etc. Without this specifically laid out, we are concerned that city groups will no longer have this avenue of information.

3. **Funding.** The funding from the city to NDAs allows all neighborhoods, regardless of income and wealth, to participate on a more equal footing in city government and allows some neighborhoods, who would not otherwise be able to participate, to have an avenue to their city government.

4. **Responsibilities.** The current code defines the responsibilities of the NDA to the city, and the responsibilities of the city to NDAs. This open, transparent, and engaged community is a priority of neighborhood associations and without these definitions we fear that all responsibilities will break down.

Again, we fully support more diverse citizen groups being included on the same playing field as NDAs and want as many residents of Portland to have an avenue to their city government that allows them to feel protected and heard. We strongly feel that the more people who participate the better Portland becomes. However, given that there is an establishment of associations to whom the city has a defined relationship, it is irresponsible to the citizens of Portland to remove all definitions, responsibilities and funding without any clear avenue for replacement. We would prefer a procedure that allows other groups to have the same rights, responsibilities and protections as NDAs.

Sincerely,

Ardenwald/Johnson Creek Neighborhood Association