

DATE: December 27, 2013

ECO Project #: 21485

TO: Li Alligood

FROM: Nick Popenuk

SUBJECT: MEETING MINUTES FROM NOVEMBER 18, 2013, PAC MEETING

Notes from Moving Forward Milwaukie Project Advisory Meeting #3

Location: Milwaukie Public Safety Building

Date: November 18, 2013, 6:00-8:00pm

Attendees

Advisory Committee Members Present

- David Hedges
- Sine Bone
- Val Ballestrom (Alternate)
- David Aschenbrenner
- Larry Cole
- Paul Lisac
- Robin Jacobson (Alternate)
- DJ Heffernan (Alternate)
- Dion Shepard
- Betty Fulmore
- Lars Campbell
- Paul Klein
- Debby Patten
- Alicia Hamilton
- Greg Hemer

Advisory Committee Members Absent

- Kim Keehner
- Neil Hankerson

Community Members/Public

- Lisa Batey, Island Station NDA Alternate
- Kacey Teel, Ardenwald NDA Alternate
- Tim Baker
- Wayne Bradley
- Ed Zumwalt
- Meganne Steele, Metro

City of Milwaukie

- Steve Butler – Community Development Director
- Li Alligood – Associate Planner/Project Manager
- Ryan Marquardt – Senior Planner

Consultant Team: ECONorthwest /Fregonese Associates

- Nick Popenuk
- Abe Farkas
- Scott Fregonese

- Tessa Krebs

PowerPoint presentation

The consultant team gave a presentation on the following topics:

- Project Schedule Update
- Workshop Results
- Envision Tomorrow Overview
- Draft Construction Cost Matrix
- Draft Development Concepts

Refer to the PAC #3 PowerPoint Presentation at

<http://www.milwaukieoregon.gov/planning/moving-forward-milwaukie-project-advisory-committee-meeting-3> for the complete presentation materials.

Opportunity Site Workshop Results – Discussion

- Larry: Regarding the survey results about downtown housing; in particular in reference to the slide labeled “most desirable for residential”. Scott said that according to the survey, a majority of people desire housing somewhere downtown. I hear a lot of negativity about downtown housing, but a lot of the buildings are designed for residential. I am not sure people want housing downtown.
 - Scott: Quite a few people in the committee wanted housing; about a third of group said they did not want any housing.
 - Larry: The website results are not representative of the whole population.
 - Nick: Yes, you are correct that in-person and online polling is only small section of the population. However, two-thirds of the people surveyed said that they would like housing someplace downtown. My recollection is that people wanted housing, but not as much as they wanted retail and a grocer. When combining the online and kick-off results, the second highest choice was no housing. The mixed-use option was more chosen more than the no housing option.
 - Scott: If the committee does not want housing, then please tell us you don’t want it on any of these downtown sites. We will take into account both the feasibility and community desire in each site.
- Greg: The idea of aquaponics on the Central Milwaukie sites is the coolest idea I heard [at the Central Milwaukie Opportunity Site Workshop]. The sports complex idea on the McFarland site from Group #2 is also a great idea, but I’m not sure how feasible it is. A YMCA or Boys Club would be good, too. What is market for those uses? Where are other similar places? One comment for the group is that I have heard about 50% of the group say they want employment downtown, but people don’t want office space downtown. Do people understand what brings employment? Mom and Pop type places generate only a few jobs, but financial institutions bring higher employment.

- Scott: Office space brings the most jobs per square foot. Retail brings some, but not as much as office space. It is best to have a good mix of uses.
- Abe: In Omaha, there is a high school teacher who teaches about nature in the local area by using an aquaponic system, and then sells the fish (tilapia) and vegetables to local businesses.
- DJ: Milwaukee, Wisconsin is another example of an aquaponic system.
- Alicia: How you phrase your questions is misleading in terms of using “if you want it”, and “what would you like to see?” Please keep questions consistent.
- Paul: What is level of contamination on the McFarland site?
 - Nick: I talked to a representative of the McFarlands and Leila (Frego) is looking into the contamination more closely to determine what exactly are our options and obstacles for that site.
 - Li: The fenced area is still a brownfield, and will need to be mitigated. Please be open to all possibilities and let this issue stop us from thinking about opportunities on this site.
- Dion: I noticed that on another PowerPoint [at the November 5, 2013, City Council worksession] was a slide about the number of employees that work, but don't live in Milwaukee. It wasn't on this presentation. Is that a concern or issue?
 - Nick and Abe: 12,000 people work in Milwaukee, but do not live in Milwaukee. This is not uncommon in the metro area. When designing a downtown that everyone would like to have, it is difficult to get everyone's opinion including this population because they are not residents.

Envision Tomorrow Overview – Discussion

- Greg: The bar graph on “What's feasible today?” is confusing. What is a Garden apartment? I thought it should be a different class of rent.
 - Scott: share a common space or garden. Classic, one-story U-shaped
- Greg: What maximizes each prototype?
 - Scott: The building height and cost will tell you what will be feasible. There are also other variables like parking ratios that it will determine are the best for the site.
 - Nick: The program allows us to test multiple scenarios, but doesn't tell us what would be best in each site.

Construction Cost Matrix – Discussion

- Nick: We are working with JE Dunn to come up with estimate of all types and finishes that would come into play.

Draft Development Concept Activity & Discussion

Nick provided an overview of the activity. There was a poster for each opportunity site with a matrix of uses and heights. The PAC would choose their three preferred concepts (uses and heights) for each site. The top three concepts for each site will be presented in front of City Council and the property owners.

The Texaco Site is a little different - there are two tax lots on this site. Metro owns the western tax lot and the City owns the eastern tax lot. On Metro's half of the site, it is in their contract that the use must increase transit usage. PAC members will receive 6 stickers for this site.

- Paul: Why wouldn't a plaza be a use that increases ridership? What is an example?
 - Nick: People must be actively inhabiting that site, as a resident or employee, per the Metro TOD program requirements.
- Betty: This site is right next to the bus stop. Isn't that thought to be a way of increasing ridership? Not just places with residential or offices.
- Robin: Pioneer Square [in downtown Portland] is just a square, but also a hub for transit riders and a place where people are meeting. Isn't that the point?
- Paul: The plaza would be a gathering place to get on the bus.
 - Scott: In the eyes of the Metro TOD program requirements, Pioneer Square is not actually creating ridership, but the businesses around it are.
- Alicia: What weight does our work have? The timeline concerns me because we are not meeting again until March. What is happening between now and March?
 - Li: We are incorporating everything that the public and the PAC have said. We will ask the Council to give advice on the concepts or tell us if they are not interested. We will inform them if any concepts have financial gaps. After direction from Council, we will get three concepts for each and have an open house with visualizations. The open house will be on January 16th. This will be a chance to see why some options aren't the best for a particular site. Then, the next step is the action and implementation phase to look at zoning and financial barriers to overcome.
- Alicia: Will you email us links to what will be presented to City Council?
 - Li: Yes. I will email the link to all PAC members.
- Betty: How will you address parking?
 - Nick: To simplify the activity, we are not asking for your input on the parking. We will figure out how and where to put parking on the site from your ideas. We will also decide if we need surface or underground parking. However, a parking garage is an option for this activity if you want the whole site to be a garage. Please assume some type of parking will come with all the choices.
- Greg: For the Cash Spot, what is the ground level?

- Nick: Ground level is Main St.

The PAC members spent 20 minutes choosing their top choices for each site and discussed the top three choices for each site.

Texaco Site

- City-owned parcel top choices:
 - Plaza
 - 3-4 floors of mixed-use: ground floor commercial, residential above
 - 3-4 floors of Single-use: Retail/Commercial
- Metro-owned parcel top choices:
 - 3-4 floors of mixed-use: ground floor commercial, residential above
 - 4 floors of mixed-use: ground floor commercial, office above
- Paul: We all really want a plaza. One thing to consider would be to trade the Metro site for City site because the plaza should be on the McLoughlin side of the street. Metro can use the site that is across from city hall.
- DJ: I was imagining that the building would be tall on McLoughlin (6 stories), and then lower by City Hall (3 stories). It would create a transition down to City Hall and make City Hall a focal point.
- Greg: This would be the best spot for luxury suite penthouses without facing the sewage treatment facility.
- Ed: It should have public square on it.
- Lisa: I disagree. The public square should be in South Downtown.

Dark Horse Site

- Top choices:
 - 3-4 floors of mixed used: ground floor commercial, office above
 - 3-4 floors of mixed used: ground floor commercial, residential above
 - 3-4 floors of single use: Multifamily residential

Graham Site

- Top Choices:
 - 2-3 floors of adaptive reuse: one or two additional stories on top of existing building
 - 3-4 floors of mixed use: ground floor commercial, residential above
 - 3-4 floors of mixed used: ground floor commercial, office above
- Lars: The exercise said to identify the maximum numbers of floors we could see, not the ideal numbers of floors.

- Paul: I was also indicating the maximum number of floors, not ideal number.
- Betty: Keep the first floor as offices, and then have a restaurant with a river view on the third floor.
- Alicia: I am confused about what adaptive reuse is. I want to move my vote to three stories for single use retail with a restaurant with a view.

Cash Spot

- Top Choices:
 - 3-4 floors of mixed used: ground floor commercial, office above
 - 3-4 floors of mixed use: ground floor commercial, residential above
 - 2-3 floors of single use: Parking garage or retail/commercial
- Alicia: I added a museum/art type of space as another option for the site.
- Betty: The parking garage should be facing McLoughlin
- David: I was assuming that parking would be included on the mixed-use option.
 - Nick: Yes, the mixed-use design will probably include structured parking
- Betty: If a parking garage is built, will Milwaukie build and take care of garage or a private firm?
 - Abe: It could be privately or publicly owned.
- David: I think the main floor would be a restaurant. It also would be good to have a connection to the trail. We will have to look at the additional cost to add the connection.

Triangle Site

- Top Choices:
 - 2-3 floors of mixed use: ground floor commercial, office above
 - Food cart pod and/or plaza
 - 2 floors of single use: Retail/Commercial – this could be police substation
- DJ: Does this plaza conflict with the South Downtown plaza on Main St?
- David: The South Downtown plaza will be much bigger and I don't think as many people would be able to fit in this plaza. There also won't be the view of the river or ability to set up for concerts, so I don't see any conflict.
 - What would be the default use if a developer does not want to do anything on this site? Would it be a plaza or park-like area?
 - Li: Planting grass is being considered, but it would not be a park.
 - Alicia: I put up the Post Office option. I don't think it would take up the whole spot, but could be one of the commercial tenants on the site.

Murphy

- Top Choices:
 - 4-6 floors of Center for Excellence for Senior Care
 - 3-5 floors of mixed use: flex space, residential, parks, etc.
 - Recreation and Entertainment District (Chelsea Piers in NYC)
- Alicia: The recreation district would have a restaurant, indoor sporting arena, place to have concerts, etc.
- Greg: I chose 6 stories so that it could match the height of the hospital. It makes more sense than constructing a shorter building.
- Kacey: I would like to see something more about culture, and not just hospital expansion. Something that would have retail and restaurants. Lots of young people are moving to this area and want places to go with art and culture. I see hospital and medical office space that are not all leased out right now.
- Alicia: I agree, access to restaurants there would be great.
- David: The mixed-use option would have retail.

McFarland

- Top Choices:
 - 4-5 floors of mixed-use with flex: flex space, residential, parks, etc.
 - 4-5 mixed-use with office: office, residential, parks, etc.
 - Sports/Recreation Center: like the YMCA or Boys Club, possible tennis courts.
- David: The Sports/Rec center does not necessarily have to be the whole site
- Larry: There was also the idea of an amusement park.
- David: There could be a small office building and retail along with sports club.
- Alicia: Sellwood is closest YMCA. The closest pools are at Clackamas.
- Comment from the public audience: The YMCA was underrepresented in SE. About 10 years ago they wanted to come to Milwaukie, but it did not happen.
- Lisa: It would be a mistake to put any more commercial. There is already the struggling Milwaukie marketplace. I would like downtown to be commercial, not the eastside. I see the 32nd neighborhood as a commercial node, but it shouldn't be in either Murphy or McFarland sites.
- David: There needs to be commercial space to support a sports complex.
- Comment from the public audience: I like that the public has a chance to provide input, but how much is going to be density- or Metro-driven and how much is what the community wants?

- Nick: We have to come up with multiple concepts are feasible and developers can make a profit from. We have to make sure it will be good for the city and for the community.
- Comment from the public audience: When can we realistically see construction starting on this?
 - Nick: The city code should be set in late 2014, and then construction can start after that is complete. We can realistically see construction starting late next year at the earliest.
- DJ: How will you take into consideration that fact that on any site commercial could work, but of course you could not do commercial on every site? How will you determine the best mix of uses for all these sites?
 - Abe: The keys are to look at absorption and other changes taking place in the community. We'll also consider the right balance and mix of uses and phasing of those uses.
 - Nick: We can't be too prescriptive on any zone, but should allow for multiple options moving forward.
 - Li: We want to build what the community wants to see on ground floor. Then determine, does office makes sense on 2nd and 3rd floors?
 - Abe: Markets will change, so we have to find something that will be successful in a changing marketplace.

Next PAC meeting: Monday, March 31, 6:00pm