

## Notes from Moving Forward Milwaukie Project Advisory Meeting #7

**Location: Milwaukie Public Safety Building**

**Date: August 13, 2014**

**Time: 6:00-8:30pm**

### Attendees

#### Advisory Committee Members present:

- David Aschenbrenner, South Downtown Committee
- Lisa Batey, Island Station NDA (Alternate)
- Sine Bone, Planning Commission
- Lars Campbell, Hector Campbell NDA
- Jordan Carter, Central Milwaukie Business/Property Owner
- Larry Cole, Downtown Business/Property Owner
- Mark Gamba, City Council (Alternate)
- Neil Hankerson, Downtown Business/Property Owner
- DJ Heffernan, Central Milwaukie Business/Property Owner
- Greg Hemer, Linwood NDA
- Betty Fulmore, Ardenwald NDA
- Sherry Grau, Design and Landmarks Committee
- Kimberly Keehner, Downtown Business/Property Owner
- Paul Klein, Lewelling NDA
- Liz Martin, 32<sup>nd</sup> Ave Business/Property Owner (Alternate)
- Debby Patten, Lake Road NDA
- Dion Shepard, Historic Milwaukie NDA
- Brian Sims, 42<sup>nd</sup> Ave Business/Property Owner

#### City of Milwaukie

- Steve Butler – Community Development Director
- Dennis Egner – Planning Director
- Li Alligood – Senior Planner/Project Manager
- Vera Koliass – Associate Planner

## **Consultant Team:**

### **ECONorthwest**

- Nick Popenuk, Project Manager

### **Fregonese Associates**

- John Fregonese
- Scott Fregonese, Project Manager

## Welcome and Overview of Meeting Agenda

Steve Butler welcomed all to the meeting and provided an overview of objectives for the meeting. The project team would report on policy direction on the downtown public area requirements (PARs), confirm PAC direction on downtown plan and code amendments, and kick off planning for central Milwaukie.

Steve noted that the PAC had originally been asked to participate in 7 meetings, and this was the 7<sup>th</sup> meeting. However, the project team still had several issues for the PAC to review related to Central Milwaukie and the neighborhood main streets. He asked if the PAC would be willing to meet a few more times. The PAC agreed.

## Overview of Downtown Public Area Requirements

Nick provided an overview of the PARs. PARs were policies for downtown and infrastructure requirements. They were not land use requirements or part of any Comprehensive Plan or code amendments. Key questions included what they should include, who should pay for them, and when they should be constructed.

Nick reviewed PAC input to date, and presented the results of the online "mini-survey" that had been sent to the PAC the previous week. All PAC members and alternates had received the survey (27 total) and 18 had responded. The group reviewed the responses to the survey.

## Discussion

- Undergrounding utilities was the voted the most important but overall was only average, showing that those who thought it was important felt it was VERY important
- Discussion about how removing bulb-outs downtown would affect on-street parking
- Option to pay a fee in lieu of construction (FILOC), frustration that the money goes elsewhere in the city and not to their specific block or even in Downtown
- Should it really be up to the private developer to pay or should the City take on some of the cost? Seems to be some agreement that the cost should be shared

- Question about Council deciding not to pursue urban renewal in 2009? Lots of misinformation about what “urban renewal” really is. There was a request to develop a white paper for the PAC and the public explaining urban renewal.

### Downtown Plan and Code Revisions

Nick noted that the objective was to confirm PAC direction regarding downtown plan and code revisions. This was the last time the PAC would be talking about downtown; the next step was to start discussing the details with the Planning Commission in preparation for a public event.

### Discussion

He reviewed PAC input related to Comprehensive Plan policies and code revisions in downtown. The PAC did not have any questions.

- David A asked about implementing Multimodal Mixed-Use Area (MMA) designation in both downtown and/or central Milwaukie.
  - Denny noted that we may need it if we plan to increase density substantially, but that is not currently planned.
  - David A noted that there was no TSP update or plan amendment coming up that we could do the MMA. Maybe when we consolidate zoning, are we increasing trips?
  - Denny responded that the MMA is up in the air. Downtown and Central Milwaukie are probably both eligible, but the issue whether or not it’s even necessary.

### Central Milwaukie Concepts

John presented an overview of past events related to Central Milwaukie and how they had informed the draft concepts provided to the PAC. He provided an overview of what the Land Use and Transportation Plan would include. This meeting would focus on the draft fundamental concepts, existing conditions, proposed land uses, and circulation and infrastructure.

The group broke into 3 smaller groups to discuss 4 key questions:

1. What are the major landmarks and activity areas here?
2. Where are connections needed – both within and outside of Milwaukie
3. Are there other development opportunities besides the Murphy and McFarland sites?
4. What is the identity of this area? How can we create identity here?

### Discussion

The groups reconvened after 45 minutes and shared their responses with the larger group.

1. What are the major landmarks and activity areas here?

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| <ul style="list-style-type: none"> <li>• Minthorn Springs Natural Area (Group 1 noted it has issues)</li> </ul> |
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- Milwaukie Bowl
- Mike's Drive-In
- Public Safety Building
- Hospital
- Marketplace
- Milwaukie Museum (Groups 1 & 2)
- Bertman House-Theatrical House/office (Group 1)
- Triangle park area at 37<sup>th</sup> and Monroe (Group 1)
- Oak St Intersection – provides activity (Group 1)
- Carwash/gas station (Group 2)

2. Where are connections needed – both within and outside of Central Milwaukie?

- Hwy 224 – barriers to bikes and pedestrians; prevents people from continuing to downtown or to outside areas; lights and access; concerns about walk signal length; per TSP all three Hwy 224 intersections need improvement
- 37<sup>th</sup> and Railroad not a ped/bike friendly area; getting into Marketplace is difficulty
- Railroad crossings barriers and difficult for bikes and peds
- Monroe St – more stop signs; longer signal
- 32<sup>nd</sup> to Oak St needs improvement – N/S connection
- 37<sup>th</sup> and Oak St main access to services but difficult access
- Bike Connections - No bike connection from north downtown into central Milwaukie via 32<sup>nd</sup> Ave; want for bike path along tracks from 29<sup>th</sup> Ave (end of bikeway) to Railroad Ave; general need for more connections
- Better connections with downtown for specialty retail, etc.
- Connections through Murphy site – issue at Harrison St

3. Are there other development opportunities besides the Murphy and McFarland sites?

- Residential area, housing block/more intense housing, cottage cluster/incubator space
- Providence Hospital area: parking lot, co-locate medical/hospital support services
- Milwaukie Bowl/Oak St area – redevelopment/something bigger? Better cross access
- Hillside Park redevelopment
- Vacant site south of marketplace on 37<sup>th</sup>
- Upgrade 32<sup>nd</sup> to encourage more activity
- Comments: Need for public spaces and recreation facilities for community; high parking standards and regulation impediment

4. What is the identity of this area? What can help create identity here?

- Identity:
  - Convenient, everyday commercial area: shopping, medical offices, restaurants
  - Family-oriented area: bowling, shopping, Mike's Drive-In
  - Nexus of four neighborhoods: like a hub or junction for Milwaukie ("Milwaukie Junction")

- Car-centric, boring, one-stop necessity area
- What could help create more identity:
  - More accessible and friendlier for pedestrians and bikes; less car-centric
  - More density and activity: higher-quality businesses, food carts or other draw, events, focal point (like the Bomber)
  - Residential housing block, neighborhood hub
  - Wider, more parkway-like sidewalks and features; landscaping along building frontages

### PAC Representative

Nick noted that the project was moving into implementation with the discussion of the Action and Implementation Plan for Downtown and Central Milwaukie and upcoming downtown plan and code amendments. Council needed to hear from the PAC about what their recommendations were, and why.

The group nominated David A. as the PAC representative, and Lisa Batey offered to serve as an alternate as needed. Sine Bone noted that she would attend the next Council meeting if possible.

### Upcoming Meetings & Events

Steve provided an overview of upcoming meetings and events. The project team would be attending the August 19 Council worksession to discuss the Action and implementation plan. The PAC agreed that the next meeting would be held on Monday, September 29.