

July 20, 2021

City of Milwaukie Planning Commission
via: ocr@milwaukieoregon.gov

Re: DR-2021-003

Chair Loosveldt and Commissioners,

Thank you for the opportunity to provide the following comments on DR-2021-003 (Land Use Application for Henley Place, June 2021). I am a resident of the Historic Milwaukie neighborhood and attended the July 12th NDA meeting where the applicant discussed the project.

Bicycle Parking: The project application does not meet all MMC 19.609.4 requirements, in particular in relation to the public right-of-way on SE 23rd Ave., which specify that required bicycle parking facilities are: “3. Designed to provide direct access to a public right-of-way” and “4. Dispersed for multiple entrances.” The application proposes only 10 exterior bicycle parking spaces near the main entrance on the west side of the building. **Bicycle parking should be required as a condition of approval near other building entrances, including those in proximity to the SE 23rd Ave. public right-of-way.**

Pedestrian Facilities On-Site: The current project site provides a de facto pedestrian and cycling connection between SE 23rd Ave. and Main St. The additional residents and visitors associated with the proposed development will increase the importance of a pedestrian connection through the site between SE 23rd Ave. and Main St. At the July 12th NDA meeting, the applicant stated in response to a question that the sidewalk on the north and west perimeter of the site would continue to provide such a de facto pedestrian connection unless future issues arise. The applicant also noted the sidewalk would have lighting. I appreciate the applicant’s acknowledgment of the pedestrian connectivity function of the site. **The City should specify ongoing unrestricted pedestrian access through the site between SE 23rd Ave. and Main St. as a condition of approval; such access should be recorded as a deed covenant and subject to review and approval by the City attorney prior to approval of the zoning map amendment and land use application.** This condition of approval would be consistent with MMC 19.902.6.B and 19.902.6.C.

Pedestrian Facilities Adjacent to Site: The traffic impact study commissioned by the applicant highlights the importance of the SE 23rd Ave. right-of-way for pedestrian access to the proposed development. The nearest stop for three of the four TriMet bus lines (including the two frequent service lines) cited in the study is located at SE Harrison St. and SE 24th Ave. (p. 9). The study also illustrates “one complete potential walking route between the apartment site and each of the respective schools” that will serve the site, extending from the site along SE 23rd Ave. (pp. 30-32). However, Figure 12 (p. 31) erroneously depicts the east-west portion of SE 23rd Ave. adjacent to the site as currently having sidewalks – **sidewalks do not currently exist on this portion of SE 23rd Ave. and should be added as a condition of approval.** The City should also ensure that other deficiencies in the pedestrian network are addressed to provide safe connectivity between the site and schools and SE Harrison/SE 24th transit stop, respectively: **completing missing sidewalk on the north side of SE 23rd Ave. east of SE Llewellyn St, completing missing sidewalk on the east side of SE Llewellyn St. north of 23rd Ave., and adding a marked crosswalk across SE Harrison St. on the north side of SE 23rd.** Traffic speeds on SE Harrison also often exceed the posted speed of 25 mph (as well as the reduced school zone speed during school hours) and vehicles

rarely stop for pedestrians at the one marked crosswalk across SE Harrison at SE 24th Ave. – **the City should consider adding a pedestrian-activated flashing beacon at the crosswalk.** These public facility improvements should be considered in conjunction with MMC 19.902.6.B and 19.902.6.C.

Thank you for consideration of these comments.

Sincerely,

/s/

Daniel Eisenbeis

cc: Laura Weigel
Brett Kolver

Brett Kelter

From: C G <porkwarrior@hotmail.com>
Sent: Tuesday, July 27, 2021 1:26 PM
To: Brett Kelter
Subject: Re: Henley Place high density apartments a terrible choice ecologically.

This Message originated outside your organization.

Hi Brett,

Thank you, for contacting me and the extra information. After all the previous apartment construction, library construction, and new home construction across the pond, it's time to give the area a break. Please include my note today.

Thank you,
Craig Gustafson

From: Brett Kelter <KelterB@milwaukieoregon.gov>
Sent: Monday, July 26, 2021 3:53 PM
To: C G <porkwarrior@hotmail.com>
Subject: RE: Henley Place high density apartments a terrible choice ecologically.

Thank you for your note. Please write back to confirm that you would like your email to be included in the public record and forwarded to the Planning Commission for the public hearing on the Kellogg Bowl project (master file #DR-2021-003, scheduled for Tuesday, July 27, at 6:30pm). Typically, we attach at least a name to comments that go into the record—could I please get your name to attach to these comments, as well as your address of residence?

To clarify at least one issue raised in your note, I will point out that part of the larger project review is for impacts to the designated natural resources that are adjacent to the site. Their application materials include a natural resource report, and the City had our on-call natural resources consultant review and comment on the applicant's technical report. You can find all of those materials in the meeting packet for tomorrow night's hearing here = <https://www.milwaukieoregon.gov/bc-pc/planning-commission-77>. That might address some of your concerns about potential environmental impacts.

BRETT KELVER, AICP

Associate Planner
he • him • his

From: C G <porkwarrior@hotmail.com>
Sent: Monday, July 26, 2021 2:09 PM
To: Brett Kelter <KelterB@milwaukieoregon.gov>
Subject: Henley Place high density apartments a terrible choice ecologically.

This Message originated outside your organization.

Anyone who lives in the area can tell you it's BAD IDEA.

The proposed site of the nearly 200 unit apartment complex lies between two sensitive ecological areas that would need to be disturbed for construction to move forward.
And the developer has a bad reputation for causing ecological harm.

Speaking nothing of the damage this would do to the Milwaukie resident's neighborhood, building at this location would be an ecological nightmare.

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Brett Kelter

From: Michel Ancel <michel_ancel@hotmail.com>
Sent: Monday, July 26, 2021 9:03 PM
To: Brett Kelter
Subject: I don't want the Henley Place apartments.

This Message originated outside your organization.

My neighbors and I don't want the Henley Place apartments.

Hardly anyone in Milwaukie wants a giant 178 unit apartment built.

We've all said no a hundred times on facebook already; I'm hoping you'll nip this ridiculous monstrosity in the bud.

I'm disappointed I can't be at the hearing in person, please pass along my email.

Thanks.

Michel Ancel

Brett Kolver

From: Nick Nyman <nicknyman@gmx.com>
Sent: Tuesday, July 27, 2021 2:41 AM
Subject: Proposed apartment complex

This Message originated outside your organization.

As a retired contractor, all I can say is this is a total FIASCO!
Research the "reputation" of this "contractor". They are the type of "business" that gives our industry a BAD NAME.

Here's a link to a review of some "satisfied" customers.

<https://www.yelp.com/biz/pahlisch-homes-bend-3?start=10>

Sure sounds like who I'd pickLOL !!

Then there is the matter of parking. Under the "leadership" of the mayor....aka ...tyrant Gamba...you will all be riding bicycles or the bus. It's his RIGHT to force you...as he knows best...never mind any physical, health, time or weather restrictions. So....there is no need for adequate "parking" by his logic. In the real world.....adequate parking is critical. It's nearly impossible to park ANYWHERE in downtown Milwaukie now.....with Trimet and light rail taking up most of the city streets. I can only imagine the added parking overflow from this development.

Don't get fooled people...it's just more corruption under the guise of "improvement" and "need".

Please share my feelings on this at today's meeting.

Nick Nyman

Brett Kolver

From: Sara Chin <sarachin@birdlover.com>
Sent: Tuesday, July 27, 2021 12:55 PM
To: Milwaukie Planning
Subject: Not the right place for Henley place.

This Message originated outside your organization.

Please include this in today's meeting.

The proposed location of the massive 178 unit at the Kellogg Bowl site has always been ridiculous. Both in terms of neighborhood impact, commuter, and parking use.

Now I'm hearing it's going to potentially damage ecological areas and the watershed.

The only responsible choice is to not allow this to be built!

That's my 2 cents and I'm not the only one that feels this way.

Thank you,

Sara Chin

Brett Kolver

From: Francisco Perez <franciscoperez@techie.com>
Sent: Tuesday, July 27, 2021 3:33 PM
To: Milwaukie Planning
Subject: We don't want Henley place apartments

This Message originated outside your organization.

Attention Milwaukie city government,

My family and I do not want the Henley place apartments built in this part of Milwaukie. It would be years of construction headaches. Then we could look to forward to increased traffic congestion and even an even worse parking situation.

Please listen to the community of Milwaukie and say NO to this poorly planned project.

Francisco Perez

Brett Kolver

From: Kari Gueldner <gladtobehere@gmx.com>
Sent: Tuesday, July 27, 2021 3:51 PM
To: Milwaukie Planning
Subject: Stop the perpetual construction in Downtown Milwaukie

This Message originated outside your organization.

Hey, it's time to give downtown Milwaukie a break from a constant state of construction. We have put up with years and years of blocked and ripped up roads, detours, dust and mess. Now you want to work years on a 6 story monster of a building that will forever ruin parking and the flow of traffic.

Enough already!!!!

Please represent your Milwaukie constituents who live and work here and say NO to the Henley project.

Kari Gueldner

Brett Kolver

From: Peter Stevens <peterstevens@chef.net>
Sent: Tuesday, July 27, 2021 5:25 PM
To: Milwaukie Planning
Subject: No on Kellogg Bowl apartments

This Message originated outside your organization.

Why anyone would think building a 180 unit apartment in a quiet residential neighborhood is beyond me.

This is a safe laidback neighborhood without all the problems of busier places.

It's a good place to raise children and retire this would be shattered by a high density apartments, and the whole tone of the neighborhood would be changed.

We do not want the Kellogg Bowl apartments.

**Thank you for sharing,
Peter Stevens**

Brett Kolver

From: Janella Abbas <janellaabbas@cheerful.com>
Sent: Tuesday, July 27, 2021 5:50 PM
To: Milwaukie Planning
Subject: Wrong time to start a major construction project in Milwaukie!!

This Message originated outside your organization.

I was shocked to read Milwaukie was considering construction of a 6 story apartment building during an ongoing pandemic. What we don't need at this time is bringing in out of town workers and exposing our neighborhood to unnecessary extra risk. We all know especially with the growing breakthrough cases it is the wrong time to start any major building project. Shame on you for even considering it. Case in point a closed hearing for this (due to the ongoing pandemic)

Don't gamble with our lives,
Janella Abbas