



600 NE Grand Ave.
Portland, OR 97232-2736
oregonmetro.gov

August 18, 2017

City of Milwaukie Planning Commission
10722 SE Main St
Milwaukie, OR 97222

Dear Planning Commission and Staff:

I am writing to express the Metro TOD Program's support for Guardian Real Estate Services' 110-unit mixed use development located at the Milwaukie/Main Street MAX station in Downtown Milwaukie. In June of 2017, TOD program staff recommended the project to the TOD Steering Committee and Metro Council, which approved \$500,000 in TOD funding. TOD Program funding supports premiums associated with higher-density building forms that induce increased transit ridership. Funds are only available to high quality, well designed projects that demonstrate a financial need. Guardian's project at 21st Avenue and Washington Street not only demonstrates a need for TOD funds in order to be financially feasible, but it also embodies a high quality, mixed use urban design that will help reinvigorate the area with new private investment.

Projects like Guardian's are part of the regional and local vision for building more compact communities that are supported by transit. By providing housing in this critical location, this project will help leverage the public investment in the Orange Line by bringing more riders to the light rail system. The project's ground floor retail will also help catalyze Downtown Milwaukie's economic development by encouraging more visitors and providing additional goods and services for Milwaukie's residents. The addition of 110 units in such close proximity to the light rail station will also help support existing businesses, enhance the vibrancy Downtown, and provide the opportunity for more people to live in Milwaukie.

We hope you approve Guardian's project in Downtown Milwaukie because it is a great example of how a building can respond to emerging trends and changes in transportation habits. While highly transit-oriented and adjacent to MAX and several high-frequency bus lines, Guardian is also integrating a modern, mechanized parking system that will help maximize the amount of households that can live near transit with access to multiple transportation choices. With 0.7 parking spaces per unit, investment in technology that greatly increases the efficiency of automobile parking, and located nearly adjacent to the MAX station, this project will reduce the need for private auto use, enhance the regional goal of supporting transit, and provide a broader range of housing opportunities in this community.

Sincerely,

A handwritten signature in black ink, appearing to read "Megan Gibb".

Megan Gibb
Manager, Land Use and Urban Development

CC: Carlotta Collette, Metro Councilor, District 2
Elissa Gertler, Director, Planning and Development

From: [William Place](#)
To: [Kolas, Vera](#)
Subject: 2036 SE Washington St
Date: Monday, August 21, 2017 8:39:26 AM

Hi Vera,

My wife and I attended the Public meeting about the proposed development on August 7th. I own the 5 unit building on 11049 SE 21st st.

We think the proposal will be great for the downtown core. With regard to the large blank wall on the proposed building there was a lot of discussion about adding a mural. I thought some consideration might given to creating a "living wall" that is covered with greenery. There are several examples of this technique in downtown Portland. It might soften the look.

Any way your team is doing a good job!

Best ,

Bill Place