

## MEETING NOTES

**Job:** 18037  
**Date:** 05/16/2018  
**Time:** 07:00-8:30 PM  
**Location:** Public Safety Building, 11909 SE Linwood Ave  
**Prepared By:** Amy Cripps  
**Attendees:** Amy Cripps, Tom Byrne, Ardenwald NDA, Milwaukie City Staff  
**Notes:** Ardenwald - Neighborhood Hubs  
**Old Items:** 1.  
**New Items:** 1.  
**Next Meeting:**  
**Distribution:**

### I. Existing hubs residents find successful

- The Office (café and bar)
- Ardenwald Elementary school for events in August
- Woodstock area
- Sellwood area
- Trimet Max-Tacoma stop (northwest of neighborhood)
- Panaderia Mexicana (northwest of neighborhood)

### II. Hubs residents looking for

- Restaurants
- Food carts (possibly next to Milwaukie Café & Bottle Shop)
- Grocery store like Green Zebra or New Seasons
- Covered areas for year-round events
- Recreation center (with a pool)
- Bike shop near the Spring Water trail
- Tool library
- Movies in the park, such as Ardenwald Park and Water Tower Park
- Water features like splash pads
- Intersection murals
- Theatre
- Parklets (street seats) similar to Sellwood Bottle Shop
- Ample bike parking and car parking at hubs

### **III. Possible hub sites/general locations**

- 32<sup>nd</sup> and Olsen St—intersection with Milwaukie Café and Bottle Shop, convenience store, multifamily housing in this area—potential to build on
- Luther Davis—vacant building next to Milwaukie Café and Bottle Shop
- Balfour Park—develop into park with a water feature

### **IV. Concerns**

- Maintain traffic slowing measures around developing hubs
- Maintain neighborhood identity

### **V. Looking ahead**

- There is a general acceptance of 3 story housing in this neighborhood where zoning allows it.

## MEETING NOTES

**Job:** 18037  
**Date:** 05/14/2018  
**Time:** 07:00-8:15 PM  
**Location:** Public Safety Building, 11909 SE Linwood Ave  
**Prepared By:** Amy Cripps  
**Attendees:** Amy Cripps, Tom Byrne, Hector Campbell NDA, Milwaukie City Staff  
**Notes:** Hector Campbell - Neighborhood Hubs  
**Old Items:** 1.  
**New Items:** 1.  
**Next Meeting:**  
**Distribution:**

### I. Existing hubs residents find successful

- Portland "core streets" like Alberta, Hawthorne, Division, etc.
- Pike Place Market in Seattle
- Church converted into a community theater with café in Hector Campbell

### II. Hubs residents looking for

- Local market
- Indoor/covered kid friendly spaces
- Yoga studio
- Dog Park
- School
- Bar/Brewery
- Public Restrooms
- Café
- Pedestrian path across Milwaukie Expressway to industrial area with Bob's Red Mill, Breakside Brewery and other restaurants/retail
- Pavilion in a park

### III. Possible hub sites/general locations

- Milwaukie Marketplace—many vacant spaces available
- Retail spaces surrounding Safeway complex

- Convert portions of strip malls into pockets of “core” streets
- Milwaukie Community Club Center—rentable space for pop up events (Jazzercise is a current example), but is not ADA accessible
- Law office that is in a house on King Rd
- Burtman House—next to historical museum—intended to be an art hub such as a gallery, pottery studio, etc.
- Existing building and grounds of the Campbell Center or previous Hector Campbell School - Could become an art hub and utilize the kitchen for classes or a commissary
- Pavilion on school’s grounds or next to community garden

#### **IV. Concerns**

- Owners of the Safeway block do not allow businesses in the complex that compete with what they sell
- Campbell Center—previous school was closed due to needed repairs, the crosswalks were unpainted and due to zoning the building can only be used for educational purposes (unless rezoned)
- Community garden doesn’t have public restrooms
- Maintain traffic calming in hub areas
- Create places that are walkable but also accessible to drivers for those who are not able to walk

## MEETING NOTES

**Job:** 18037  
**Date:** 05/14/2018  
**Time:** 06:30-8:00 PM  
**Location:** Libbie's Restaurant, 11056 SE Main St.  
**Prepared By:** Amy Cripps  
**Attendees:** Sid Scott, Historic Milwaukie NDA, Milwaukie City Staff  
**Notes:** Historic Milwaukie - Neighborhood Hubs  
**Old Items:** 1.  
**New Items:** 1.  
**Next Meeting:**  
**Distribution:**

### I. Existing hubs residents find successful

- Farmers market
- First Friday events
- Main Street
- Milwaukie Bay Park--(Christmas Ships/Solstice, Summer events)
- Umbrella Parade
- Library & Scott Park
- MHS Athletic Fields
- Milwaukie Station Food Carts
- MAX Stop
- Beer store
- Elementary School (Lake Road)
- 2 Bowling alleys
- Golf course

### II. How to improve existing hubs

- Make events more frequent
- Improve access to Milwaukie Bay Park
- Generally good access and walkability across 99E and 224
- Improve safety with Hawk signals and other tools to aid pedestrians
- Better access to Milwaukie Marketplace
- Create dedicated open space zone including at local schools—concern that areas will develop as residential if not protected

- Need a community center—missed opportunity on Waldorf School site

### **III. Hubs residents looking for**

- Grocery store or corner store (depending on site)
- Beacon program for emergency management
- Splash pad or water feature to attract kids and crowds—this includes benches and tables—this idea is currently envisioned for MBP Phase 3
- More play areas, including naturescapes
- Sports bar
- Bakery
- Ice Cream Shop
- More storefronts and take advantage of existing vacant storefronts
- Coffee shops
- Better use of Dark Horse properties, such as more active uses
- More businesses that are open later
- Businesses that can take advantage of recent and upcoming residential projects
- Family-friendly restaurants
- More off-street parking (concerns about SoDo projects)

### **IV. Concerns**

- No real existing hubs east of downtown or up towards Waverly
- Open areas may develop as residential if not protected
- Off-street parking

## MEETING NOTES

**Job:** 18037  
**Date:** 05/16/2018  
**Time:** 06:30-8:00 PM  
**Location:** Milwaukie Grange, 12018 SE 21nd Ave.  
**Prepared By:** Amy Cripps  
**Attendees:** Sid Scott, Island Station NDA, Milwaukie City Staff  
**Notes:** Island Station - Neighborhood Hubs  
**Old Items:** 1.  
**New Items:** 1.  
**Next Meeting:**  
**Distribution:**

### I. Hubs residents looking for

- Coffee shop
- Open space with horseshoes, firepit, etc.
- Grassroots, Park/Community
- Indoor sports courts
- Pub
- Disaster Meeting & Response space central to neighborhood
- Mom and Pop grocery store
- Street benches
- Dog park
- Central plaza
- Activities/events that draw people together
- Playground
- Indoor spaces for kids, which will bring families together
- Public restrooms
- Solar or night-sky viewing area
- Streets: would like a public right of way along Sparrow which could connect Elk Rock Island to Island Station and Trolley Trail
- Large map of neighborhood and amenities that is central to neighborhood
- Intersection painting

## II. Possible hub sites/general locations

- Vacant lot next to Roadhouse
- Grange—facility and activities that take place there could expand (city lease part of facility or pay for improvements, such as structural issues)
- Undeveloped space near trolley trail (trimet property)—horseshoes, firepit, etc.
- Old motorcycle shop—potential community meeting space
- Library annex
- Triangle property along 99E—potential dog park
- Community hub in Sparrow area

## III. Concerns

- Rt 99E and River Rd are dividing lines through the neighborhood, which make it not easy to walk to downtown—need better access across 99E
- Lack of sidewalks in neighborhood
- Support tree ordinance to protect trees in neighborhood
- Isolated trails are problematic because they become magnets for homeless camping
- Access and roads in neighborhood
- With the growing of hubs, concerned with traffic issues



## MEETING NOTES

**Job:** 18037  
**Date:** 05/09/2018  
**Time:** 06:30-8:00 PM  
**Location:** Rowe Middle School Library, 3606 SE Lake Rd  
**Prepared By:** Amy Cripps  
**Attendees:** Sid Scott, Lake Road NDA, Milwaukie City Staff  
**Notes:** Lake Road - Neighborhood Hubs  
**Old Items:** 1.  
**New Items:** 1.  
**Next Meeting:**  
**Distribution:**

### I. Existing hubs residents use

- Breakside Brewery
- Bob's Red Mill
- Starbucks (across 224)

### II. Hubs residents looking for

- Communal meeting space (30-40 people) that is free to the neighborhood
- Coffee Shop/Bakery
- Space that has a combination of functions for all ages
- Small Market – vegetables, fruits, etc.
- Parent gathering with space for kids to play
- Coffee cart at school
- Service oriented business
- Dog Park
- Bike/pedestrian friendly places
- Arts & Crafts store that carries unusual things

### III. Possible hub sites/general locations

- School District office building
- Floral/Plant Shop @ SE 33<sup>rd</sup> Place and Lake Road interection

#### **IV. Concerns**

- Travel to current hubs elsewhere in the City not highly walkable – need to use car

#### **V. Looking ahead**

- Looking for a way to connect the two sides of the neighborhood across SE Lake Rd

## MEETING NOTES

**Job:** 18037  
**Date:** 05/09/2018  
**Time:** 06:30-8:00 PM  
**Location:** Milwaukie Café and Bottle Shop, 9401 SE 32<sup>nd</sup> Ave  
**Prepared By:** Amy Cripps  
**Attendees:** Amy Cripps, Tom Byrne, Lewelling NDA, Milwaukie City Staff  
**Notes:** Lewelling - Neighborhood Hubs  
**Old Items:** 1.  
**New Items:** 1.  
**Next Meeting:**  
**Distribution:**

### I. Existing hubs residents find successful

- Portland “core” streets like Hawthorne, Alberta, Division, etc.
- Sellwood area – pockets of hubs along major streets

### II. Hubs residents looking for

- “European pub” or Public House with music
- Indoor/Outdoor spaces where people could hold meetings at different times of day and cater to the “work from home” crowd
- Safe/social environment for kids to play
- Grocery/market
- Community garden
- Tool library
- Painting intersections
- Development – accepting of “Missing Middle”
- POP UPS (temporary businesses or events)

### III. Possible hub sites/general locations

- Cannery building
- Safeway/commercial area
- Stanley Ave & Ball-Michel Park area
- Wichita Church Parking lot – pop ups

- Lot behind Wichita Center

#### **IV. Concerns**

- Lacking gathering space or any commercial amenities
- Noted by attendees that Stanley Ave is not shown under the SAFE project for sidewalk improvements
- Concerned about overcrowding, parking and access to new developments
- No north-south connections across Johnson Creek Blvd – how can we make this area more walkable to potential hubs?

#### **V. Looking ahead**

- Need to think long term and short term to be successful
- Establish neighborhood identity

## MEETING NOTES

**Job:** 18037  
**Date:** 05/10/2018  
**Time:** 07:00-7:45 PM  
**Location:** Linwood Elementary School, 11909 SE Linwood Ave  
**Prepared By:** Amy Cripps  
**Attendees:** Amy Cripps, Tom Byrne, Linwood NDA, Milwaukie City Staff  
**Notes:** Linwood - Neighborhood Hubs  
**Old Items:** 1.  
**New Items:** 1.  
**Next Meeting:**  
**Distribution:**

### **I. Existing hubs residents find successful**

- West Lake Public House – located in a residential neighborhood – same concept could be applied to Linwood

### **II. Hubs residents looking for**

- Family Restaurant/Public House
- Corner market
- Dog park

### **III. Possible hub sites/general locations**

- Monroe Greenway (new Wichita Park going in this year along this street) or the potential Stanley Greenway
- Along new sidewalk improvements for walking access to hubs
- Open field east of Linwood (outside Milwaukie)
- Sunny Corner Market (located in Hector Campbell) – refresh/build upon
- Wichita Center – refresh/build upon
- Converting a house into retail

#### **IV. Concerns**

- Placing hubs along greenways may be dangerous when these streets are meant to slow things down and not cause congestion
- Linwood's money used to develop other neighborhoods

#### **V. Looking ahead**

- Growth of Milwaukie isn't limited – long term expansion