

## Brett Kolver

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**From:** Hossaini, Kelly <Kelly.Hossaini@MillerNash.com>  
**Sent:** Thursday, January 03, 2019 10:08 AM  
**To:** Brett Kolver; hobbsd@nclack.k12.or.us; andrew.tull@3j-consulting.com  
**Cc:** Dennis Egner; bargendam@nclack.k12.or.us; Todd Mobley; Justin Gericke  
**Subject:** RE: [Planning Commission Meeting Packets] January 8, 2019  
**Attachments:** Lake-Road-parking-flyer-draft-2018-12-27.pdf

Brett -

Andrew is out of the country this week so I'm pinch hitting for him. With respect to your questions below, attached is the revised flyer. With respect to clarifying terms and the operations associated with those terms, here is some additional information that we hope is helpful:

"Events" are defined as a high school game with two teams present or a community event/game (summer time soccer clubs, youth sports leagues, and community leagues, etc.) with two teams present. "Practices" are defined as one team on one or more fields including the batting cage. Consistent with current operations, there may be up to three practices occurring simultaneously and a maximum of two events occurring simultaneously. Warm-ups for games will occur on the field that is being used for that specific game. For community, i.e., non-District user, events, users are required to sign agreements as to when their games can occur and what fields they can use. The community users are also required to communicate all field rules to their organization. These field rules will include rules on parking and encouragement of alternative modes of travel to the field, consistent with the TDMP. If users do not follow the rules in their agreements, they can be banned from using the fields in the future. All field users, District and non-District, are required to go through the District's scheduling process. Events and practices at the fields will start no earlier than 9:00 a.m. and end before 9:00 p.m., as required by the CSU for the fields.

The TDMP primarily focuses on the scenario where two events are occurring simultaneously, as it is expected that the highest parking demand will occur when two games are being played at the same time. Two events occurring simultaneously would include four teams at the fields with more spectators than practice would generate. The scenario where three practices are occurring simultaneously is not anticipated to result in transportation issues because as there will be one team per field, and limited spectators.

There will, on occasion, be a tournament at the fields, although, again, no more than two fields would be used at any one time even during a tournament. During tournaments, attendees for a current event may still be on-site site as attendees for the next event are arriving. This scenario is anticipated to be rare and the overlap for a very limited amount of time. As cities move away from having large parking lots with empty spaces due to being designed for worst-case peak usage - regardless of how often that occurs, they have shifted to designing for the typical peak uses. The TDMP is designed to accommodate typical peak uses in parking.

We're not sure what more there is to say about the Good Neighbor meetings. The District is fine with the bi-monthly meetings for the first year of operation. I'm not sure we need to get into the weeds as to exactly how those are going to occur as part of this process, but I would imagine that the District will send out an initial letter to everyone within the CSU notice area asking if they would like to receive notice of these meetings. If so, they can opt-in with an email address, an email group will be created of interested people, and notice will be given via email. The required notice for the annual meetings will likely be, again, a notice letter to everyone within the CSU notice area.

We can talk further at 11 am. Thanks - Kelly

**Kelly Hossaini, P.C.**

Partner, Real Estate and Land Use Team Leader

**Miller Nash Graham & Dunn LLP**

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**From:** Brett Kelter [mailto:KelterB@milwaukieoregon.gov]

**Sent:** Monday, December 31, 2018 3:18 PM

**To:** hobbsd@nclack.k12.or.us; andrew.tull@3j-consulting.com

**Cc:** Hossaini, Kelly; Dennis Egner; bargendam@nclack.k12.or.us; Todd Mobley; Justin Gericke

**Subject:** FW: [Planning Commission Meeting Packets] January 8, 2019

David & Andrew (et al),

Below you'll find a link to the materials we've posted today in advance of next Tuesday's Planning Commission hearing on the TDMP for the Lake Rd sports fields.

Please note the key issues discussion in the staff report (beginning on page 5), and the concluding recommendations on page 9. There are a number of staff recommendations that you may want to discuss with us once you've had a chance to review them. We can certainly aim to find time for either a phone call or a sit-down meeting whenever you're available between January 2 and the hearing on January 8.

You'll see that we're asking the District to provide more information at or in advance of the hearing, as a supplement to the TDMP:

- a. Clarification of terms (“practice,” “event,” and a term for tournament-type activity)
- b. Revisions to flyer
- c. More info on Good Neighbor meetings (publicity, District participation)

Key recommendations for conditions include the following:

1. Requiring an on-site monitor for tournament-type events.
2. Establishing specific thresholds for performance, to determine whether a formal CSU review is required at the end of the first year.

Item #2 is our effort to set up a mechanism by which we can avoid the need for another Type III hearing in 1 year if the TDMP works well, while providing a more authoritative way to return to the Planning Commission if there are big problems.

In general, we’re trying to set up next week’s hearing so that we can get through the discussion and have the Planning Commission in position to make a decision that night if at all possible.

We can talk more later this week. Our offices are of course closed for New Year’s Day tomorrow (Tuesday), but we’ll be back on Wednesday and here for the rest of the week. (I’m heading out of the office today at 4pm.)

Thanks for your patience as we have worked on the staff report & materials. Have a safe and happy end of 2018 today and start to the New Year!

**BRETT KELVER**

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**From:** Milwaukie Planning Commission Meeting Packet <planning@milwaukieoregon.gov>  
**Sent:** Monday, December 31, 2018 2:47 PM  
**To:** Brett Kolver <KolverB@milwaukieoregon.gov>  
**Subject:** [Planning Commission Meeting Packets] January 8, 2019

## January 8, 2019

The Agenda and Packet for the next Planning Commission meeting are available on the City website at the link below. If you have any questions with regard to this meeting or have trouble accessing the link, please contact the Planning Department at (503) 786-7600 or [martina@milwaukieoregon.gov](mailto:martina@milwaukieoregon.gov).

Thank you.

[www.milwaukieoregon.gov/bc-pc/planning-commission-22](http://www.milwaukieoregon.gov/bc-pc/planning-commission-22)

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# MILWAUKIE HIGH SCHOOL LAKE ROAD SPORTS COMPLEX

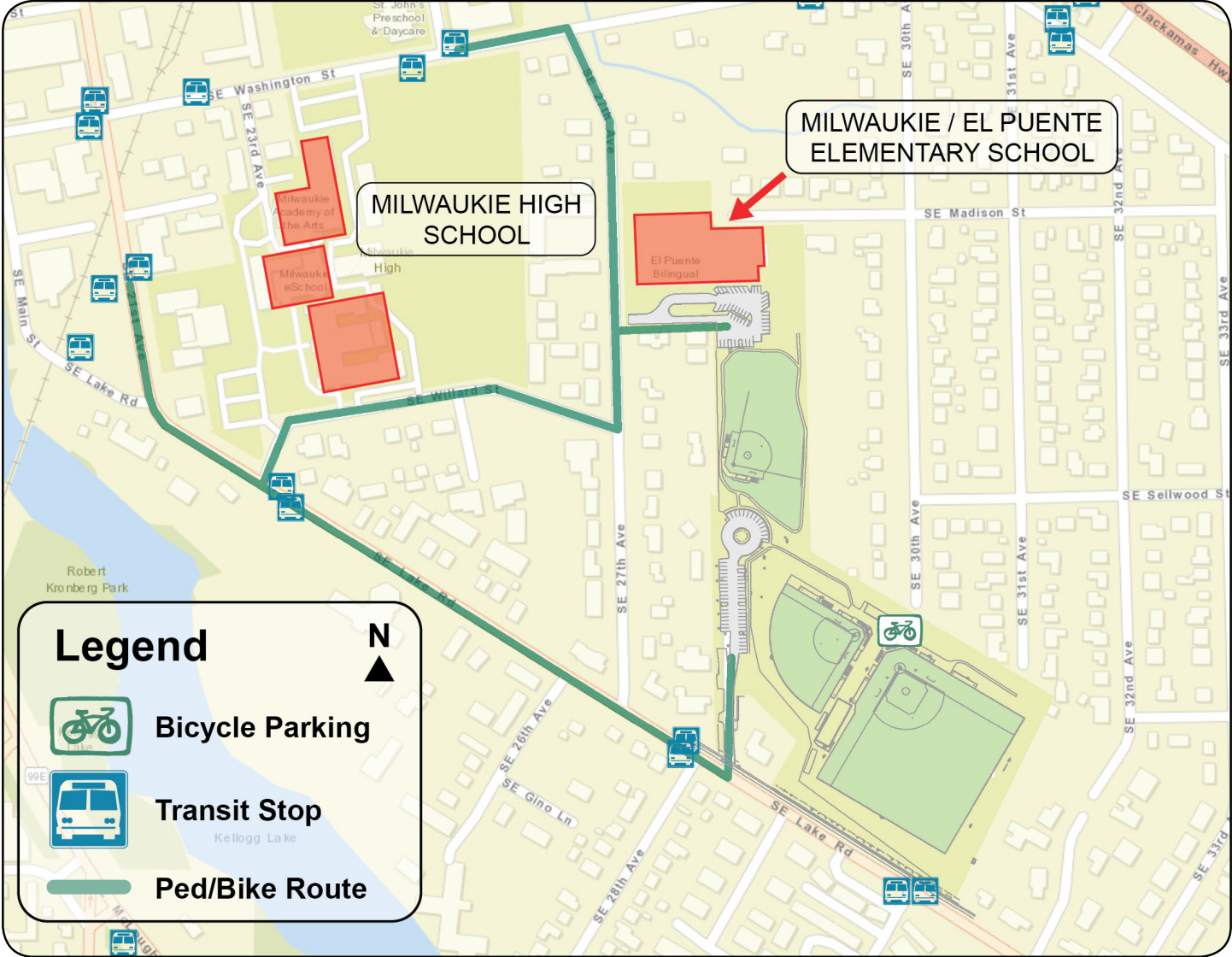
## Parking and Transit Directions to the Lake Road Sports Complex

The purpose of this flyer is to illustrate the parking available to users of the Lake Road Sports Complex and to identify transit routes to the fields. Parking is available on the west side of the fields at the Lake Road Parking Lot off of 28th Avenue and to the north of the fields at Milwaukie / El Puente Elementary School. In consideration of our neighbors, the District requests that these two parking lots be utilized prior to parking on neighboring public streets. Carpooling is also encouraged whenever possible.

The Lake Road fields are also accessible by public transit and several pedestrian connections between transit stops and the surrounding neighborhood. To ease crowding during larger events, we would ask that you please consider utilizing transit when attending or participating in events at the Complex.

For more information about parking and access, please feel free to contact the District's Executive Director of Community Relations, Cindy Detchon: [detchonc@nclack.k12.or.us](mailto:detchonc@nclack.k12.or.us)

## TRANSIT PED & BIKE



**Parking and Transit Directions to the Lake Road Sports Complex**

**PARKING DIRECTIONS**

