

Harrison & Main

Property Surplus & Development Goals

Milwaukie City Council
Regular Session
March 20, 2018



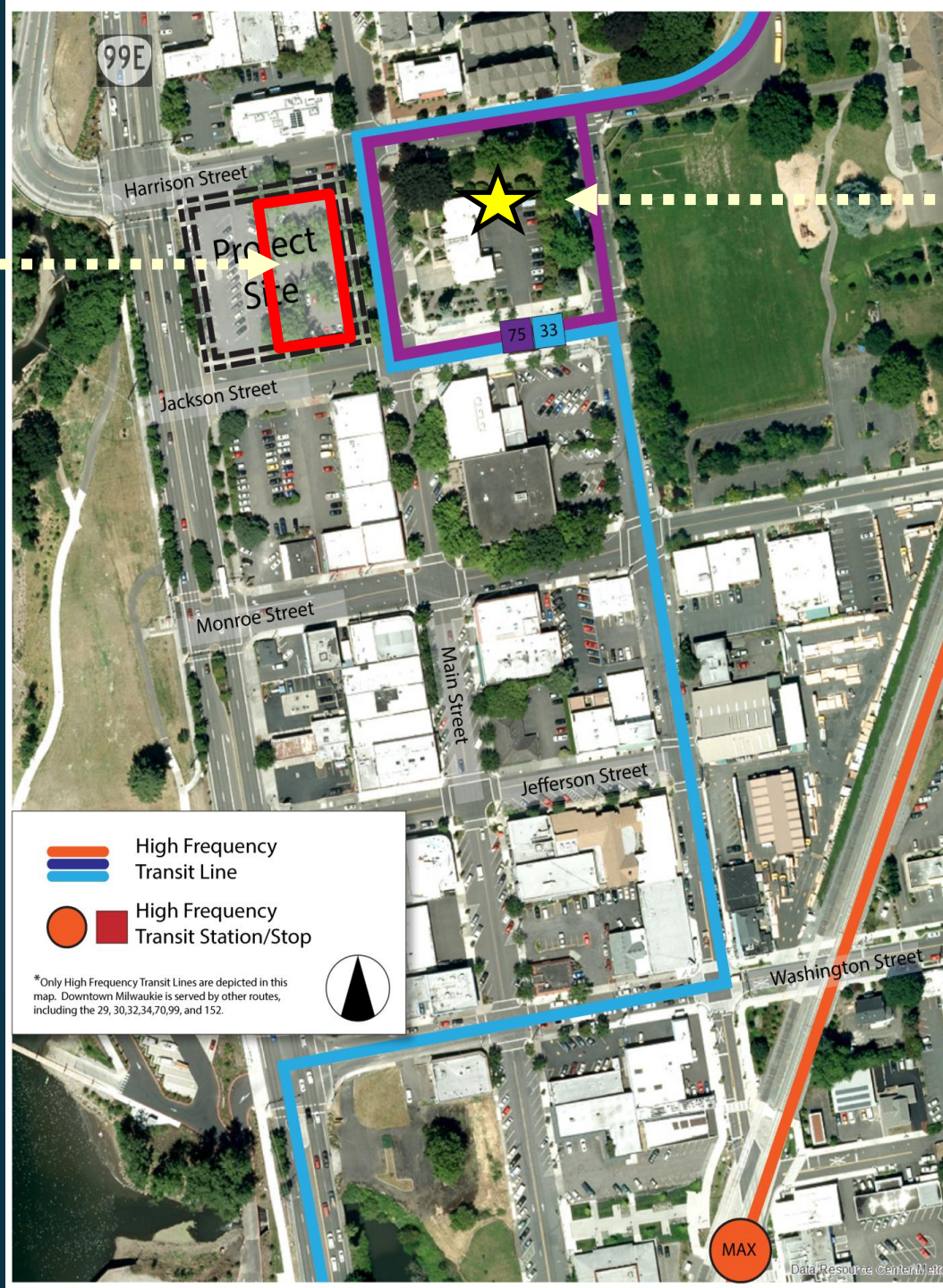
Actions Requested – Approve 2 resolutions

- Public Hearing – Adopt resolution declaring property surplus for the purpose of redevelopment and authorize the City Manager to move forward with a property solicitation
- Adopt resolution describing goals for the development of the Harrison and Main Site



Milwaukie's half

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Milwaukie City Hall

Harrison and Main Timeline

March, 2005:
Metro purchases
Texaco Parcel

June, 2005:
Metro/DEQ PPA
negotiated

**September,
2005:**
First Milwaukie/
Metro IGA
signed

**December,
2006:**
First RFP Issued

March, 2007:
Developer
selected

January, 2008:
Project canceled

**September,
2010**
First Milwaukie/
Metro IGA
Expires

**December,
2015:**
Council Directs
Staff to begin the
RFQ Process as
part of MMF

June, 2016:
Second
Milwaukie/ Metro
IGA Authorized

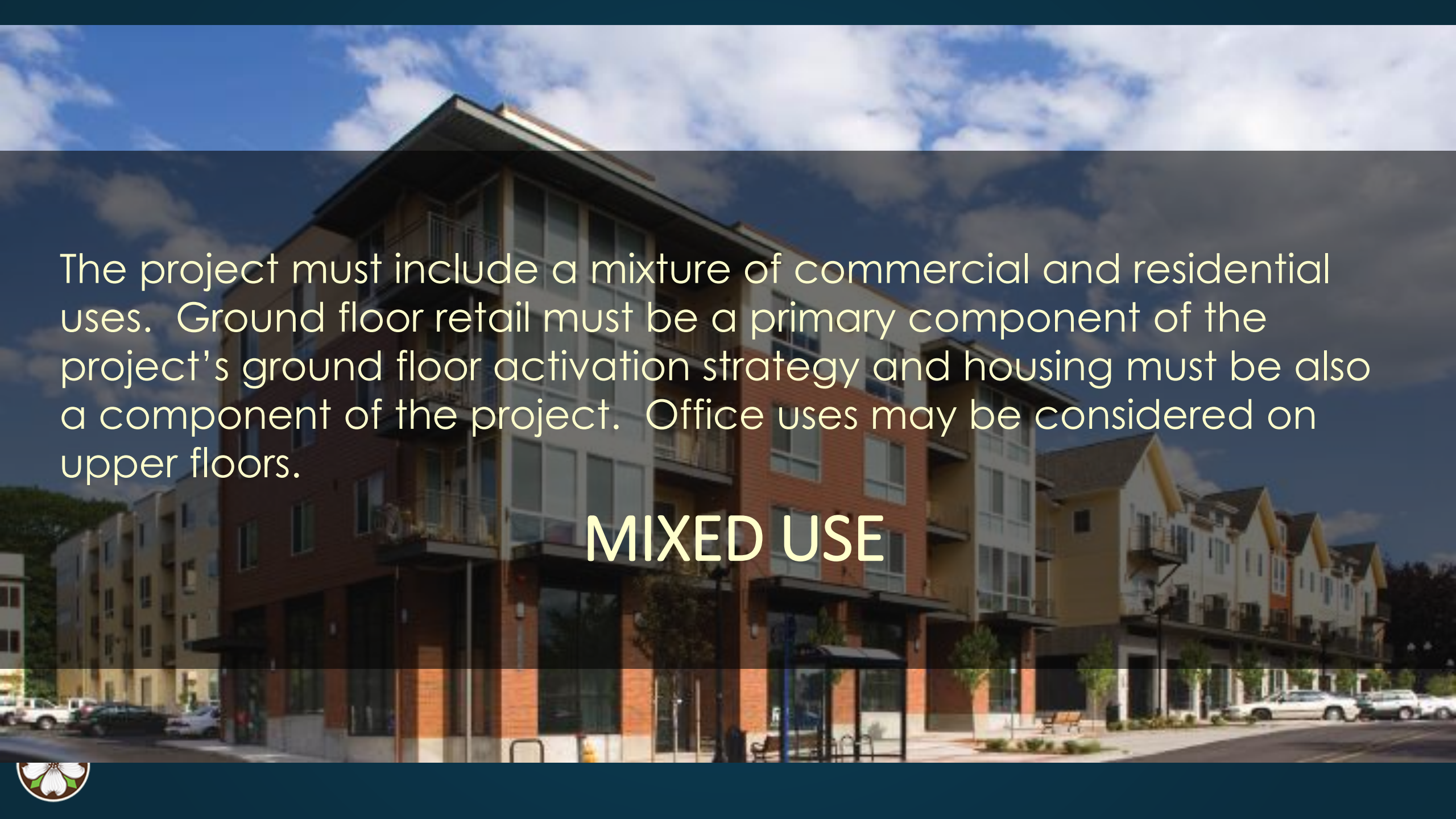
★ March, 2018
Property Surplus
and Goals

A photograph of a street corner. A signpost in the foreground has a green street sign that reads "SE McLOUGHLIN", a white circular sign with "99E", and a black and white double-headed arrow sign. The background shows a parking lot with several cars, trees, and a building. A semi-transparent dark blue overlay covers the middle of the image, containing white text.

The project may be comprised of one or more buildings, but should be designed to maximize the development potential of the site to the greatest extent practicable including the use of the density bonus or variance process to achieve at least five stories in height.

MAXIMIZE DEVELOPMENT POTENTIAL





The project must include a mixture of commercial and residential uses. Ground floor retail must be a primary component of the project's ground floor activation strategy and housing must be also a component of the project. Office uses may be considered on upper floors.

MIXED USE



A photograph of a modern tram station. A white tram with blue accents is stopped at the platform. Several people are walking on the platform, including a woman in a striped dress and a man in a green shirt. The station has a blue roof and glass walls. The background shows a city street with trees and buildings under a clear sky.

The project should leverage the site's proximity to multiple forms of high frequency transit by minimizing on-site automobile parking, and incorporating other transportation demand management strategies such as shared parking, Electric Vehicle charging stations, car/bike share, transit information displays, and other transportation alternative programming efforts.

TRANSIT SUPPORTIVE DEVELOPMENT





Superaction 2 “Continually improve our transportation system so that it provides safety and connectivity for all users” as the project will include upgraded pedestrian amenities.

Superaction 3 “Create Complete Neighborhoods that offer a range of housing types and amenities and enhance local identity and character”

Priority Action “Incentivizing development of opportunity sites and other vacant and underutilized properties that can help meet the needs of neighborhood residents”



2016 IGA Public Comment Redux and Response

- Parking
 - Staff is working with a parking expert to conduct a Parking Analysis and Strategy for all of downtown. This project will be completed and strategies in place prior to disposition.
- Farmer's Market Location
 - The City has been collaborating with the farmers market to design a festival street and permanent home in south downtown with infrastructure to support the market. The new location will be on Main street south of Washington adjacent to the future South Downtown Plaza and Adams street connector.

HOME OF MILWAUKIE SUNDAY FARMERS MARKET

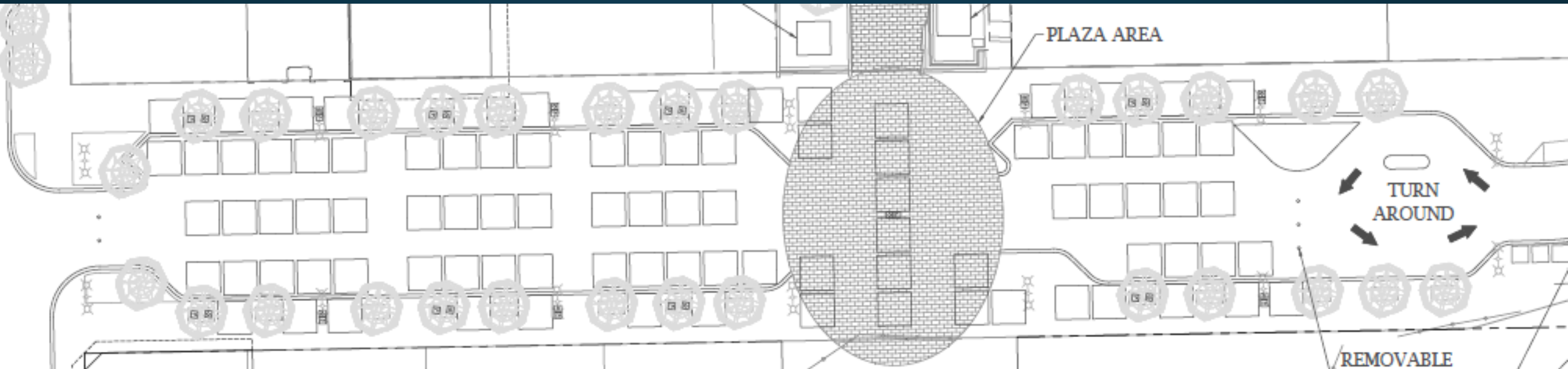


**EACH SUNDAY
MAY - OCTOBER
9:30 - 2:00 PM**



Farmers Market

- Farmer's Market
 - New Festival Street with water and electrical infrastructure.
 - Designed in partnership with Milwaukie Farmers Market to support up to 100 booths
 - Estimated completion Spring 2019



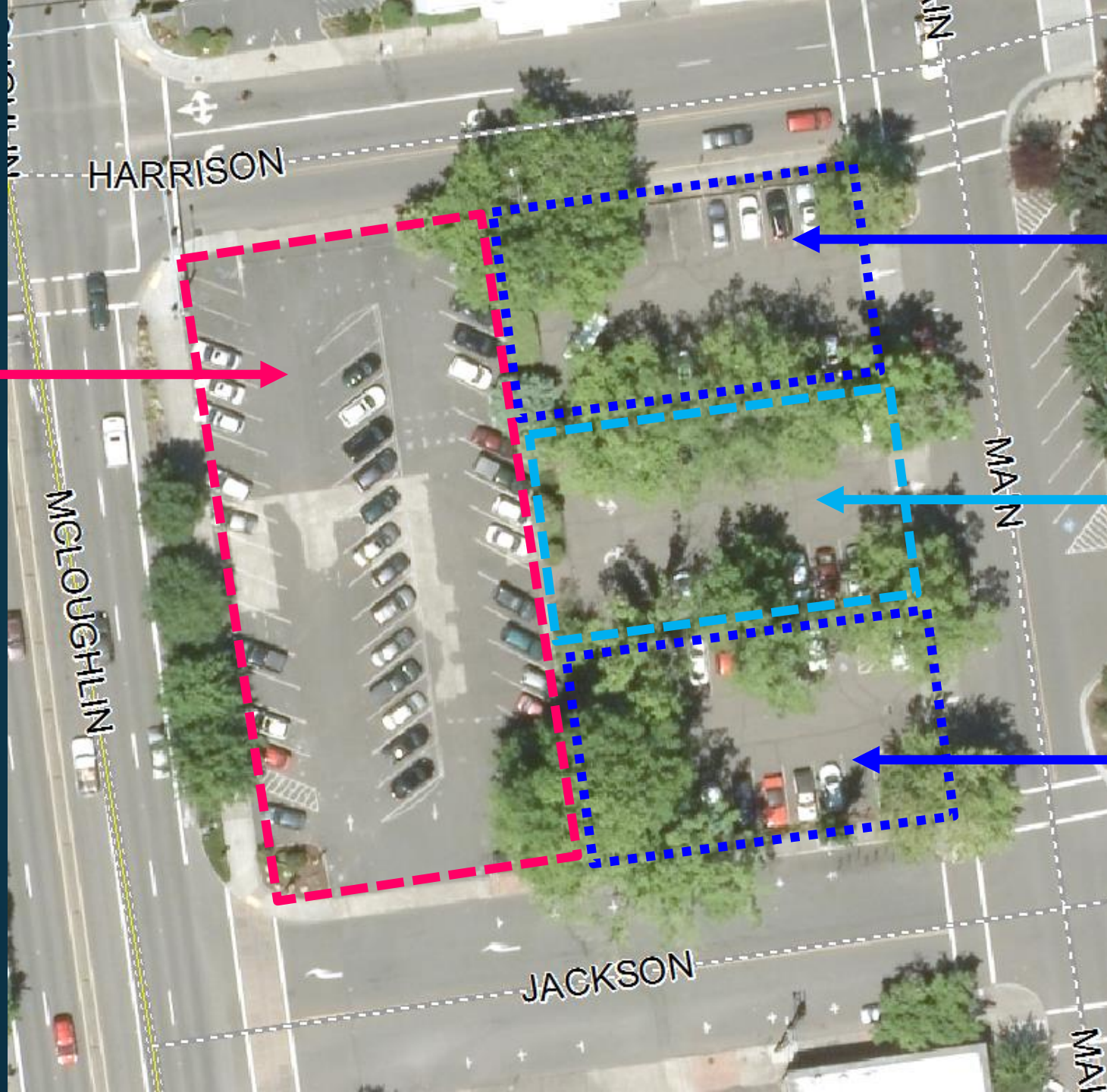
Parking

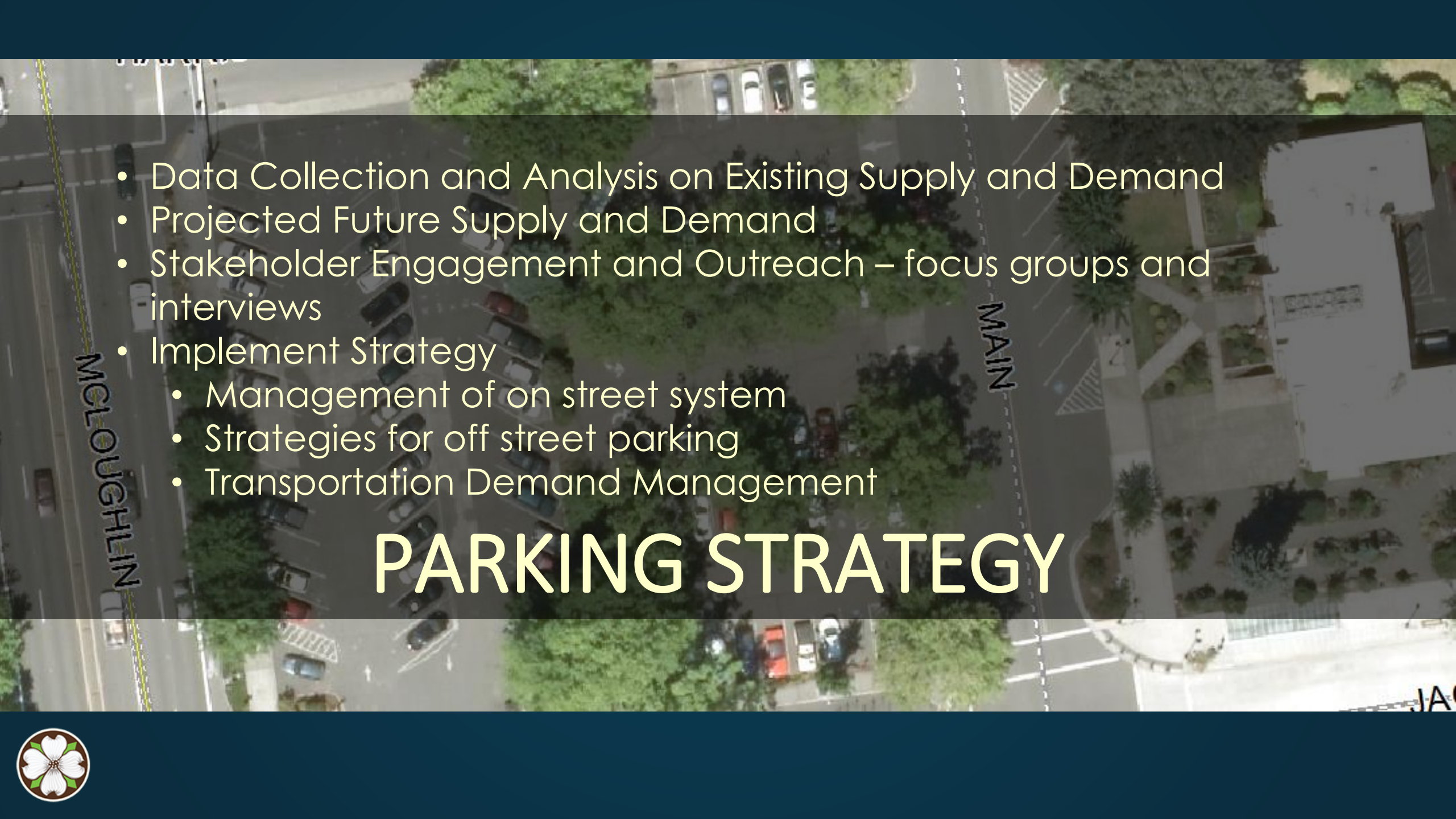
Permit Parking (46)

4hr off street (20)

City Employee (18)

4hr off street (14)



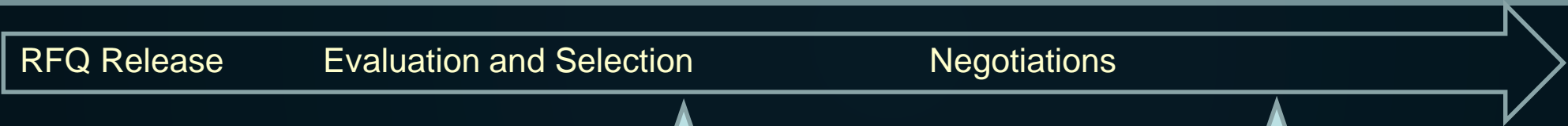
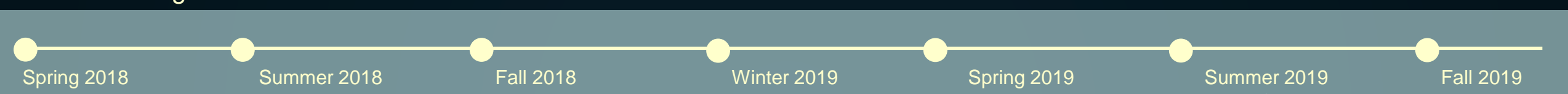
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- An aerial photograph of a city street intersection. The street names 'MCLOUGHLIN' and 'MAIN' are visible on the left and right sides of the intersection, respectively. The image shows a mix of green trees, a multi-story building, and a parking lot with several cars. A semi-transparent dark blue overlay covers the middle of the image, containing a list of bullet points in white text.
- Data Collection and Analysis on Existing Supply and Demand
 - Projected Future Supply and Demand
 - Stakeholder Engagement and Outreach – focus groups and interviews
 - Implement Strategy
 - Management of on street system
 - Strategies for off street parking
 - Transportation Demand Management

PARKING STRATEGY



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Public Hearing



 Council Approval
for Exclusive
Negotiations

 Council decision on
Development
Agreement Terms

 Potential
Construction
Start

**Parking Strategy
Plan Complete**

**Projected
Farmers Market
Opening in South
Downtown**

**Projected
Substantial
Completion of
South Downtown
Improvements**

The project should reserve a minimum of 20 percent of its residential units to households earning up to 80 percent of the area median family income for a period of at least 30 years. Project Partners anticipate providing a reasonable amount of financial assistance to achieve this goal.

EQUITABLE HOUSING

The construction of housing affordable at this level requires deep subsidies and often multiple funding sources. Households in this income bracket may include many people on fixed incomes, working for minimum wage or unemployed – including many who are homeless or at risk of becoming homeless. Some of

The private market does not typically provide housing affordable at this level – at least not in a location with good access to transit and amenities. The majority of public subsidies for construction of affordable rental housing are focused on serving people in this income level. However,

The private market typically does not provide much new rental housing affordable for people at this income level, nor are there as many subsidies available for the development of housing restricted to this level. Instead,

A few developers are committed to developing modest market-rate housing options – including smaller-format housing types like condos or cottage clusters. With the

Because they are more profitable, the majority of new market-rate apartments, condos and single-family houses



The project must be designed to reduce energy consumption and overall carbon output, utilize sustainable development practices, and consider the use of local and/or renewable building materials.

SUSTAINABILITY



The project should consider the site's prominent location in the heart of Downtown Milwaukie, its proximity to Milwaukie Bay Park and Milwaukie's historic City Hall. Project should consider its relationship to these amenities and provide refuge and access to the public through ground floor design, and/or amenities accessible to the public within the building.

PUBLIC REALM



Superaction 1 “Make Milwaukie a model of resiliency, environmental stewardship, and disaster preparedness.



Priority Action “Implement city programs, incentives and development code amendments that promote sustainable development and help to better integrate the built environment and natural environment”

Superaction 3 “Create Complete Neighborhoods that offer a range of housing types and amenities and enhance local identity and character”



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SE McLOUGHLIN

- Transit Supportive Development
- Maximize Development Potential
- Mixed Use
- Equitable Housing
- Sustainability
- Public Realm
- Public Financing
- Project Delivery

DEVELOPMENT GOALS

Steps Taken for Disposition of Real Property Alternative Process for Redevelopment MMC 3.15.060

- ✓ Public Hearing (March 20, 2017)
- ✓ Notice published in newspaper at least 5 days prior to the hearing—March 13, 2018
- ✓ Mailing to property owners within 300 feet of Harrison and Main sent on March 13, 2018

Market Value Appraisal will be conducted prior to sale



Actions Requested

- Approve Resolution on Surplus Property
 - Designates Harrison and Main as surplus property
 - Authorizes the City Manager to proceed with a development solicitation for the site and negotiate for the sale or transfer of the property
- Approve Resolution on Goals
 - Sets development goals for the solicitation

