

COUNCIL RESOLUTION No. 23-2018**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MILWAUKIE, OREGON, SETTING GOALS FOR THE DEVELOPMENT OF THE HARRISON AND MAIN SITE.**

WHEREAS, the Harrison and Main site located on Main Street between Jackson and Harrison streets (Tax Lot ID 11E35AA00900) was identified through the Moving Milwaukie Forward outreach and planning process as a key opportunity site to support the revitalization of downtown Milwaukie; and

WHEREAS, the Milwaukie All Aboard Community Vision includes actions to incentivize development of opportunity sites and other vacant and underutilized properties and to provide improved housing affordability and stability for all City residents, with a variety of housing types, price ranges, and subsidized units available in all neighborhoods; and

WHEREAS, on June 21, 2016: The Milwaukie City Council authorized the City to enter into an Intergovernmental Agreement with Metro to jointly solicit the city owned Harrison and Main property and adjacent Metro owned property located on 10722 SE McLoughlin Street with project goals adopted by Milwaukie City Council; and

WHEREAS, In January of 2018 Milwaukie City Council discussed goals to consider for the development of the Harrison and Main site to serve the public interest;

Now, Therefore, be it Resolved that the City of Milwaukie City Council adopt the following goals for the development of the Harrison and Main site:

Maximize Development Potential. 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.

Equitable Housing. The project should reserve a minimum of 20 percent of the total build out of residential units to households earning 80 percent of the area median family income or below for a period of at least 30 years. Project Partners anticipate providing a reasonable amount of assistance to achieve this goal. Project partners are open to a land use program that includes multiple buildings, one of which is affordable.

Sustainability. The project must at a minimum meet the City of Milwaukie's green building requirement for density bonus. The project should 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.

Mixed Use. 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.

Transit Supportive Development. 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.

Public Realm. 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. The project should also consider its relationship to these amenities and provide benefits to the public through ground floor design, and/or uses accessible to the public within the building.

Public Financing. should be minimized while delivering project goals.

Project Delivery. The development should commence construction as soon as practicable.

Introduced and adopted by the City Council on 3/20/18

This resolution is effective on 3/20/18.



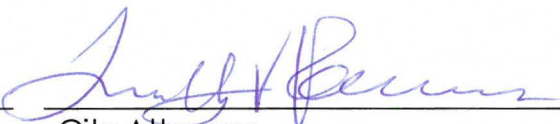
Mark Gamba, Mayor

ATTEST:

APPROVED AS TO FORM:
Jordan Ramis PC



Scott Stauffer, City Recorder



City Attorney