

**Historic Milwaukie
Neighborhood District Association
March 13, 2023
Hybrid Meeting Agenda
6:30 - 8:00 p.m.**

**In person at Milwaukie Floral, 3306 SE Lake Rd, Milwaukie
or join via Zoom:**

[***us02web.zoom.us/j/84331494123?pwd=N2FqMml6V0o3OXV1NXM1ZnBuNUhqZz09](https://us02web.zoom.us/j/84331494123?pwd=N2FqMml6V0o3OXV1NXM1ZnBuNUhqZz09)**

**Meeting ID: 843 3149 4123
Passcode: 385183**

Welcome and Introductions [6:30-6:40 p.m.] (15 minutes)

Presentations & Discussions [6:40-7:20 p.m.] (40 minutes total)

- Public Safety Notices and Community Announcements
 - Meet the City Staff - Jason Wachs, Community Engagement Coordinator (10 minutes)
 - Public Safety Advisory Committee - Lenny Bennett (10 minutes)
 - Update from the Fire Chief - Q&A on the Emergency Services Levy headed to the May 2023 ballot (20 minutes)

Neighborhood Opportunities for Engagement [7:20 p.m.- 7:35 p.m.] (15 minutes total)

- Update on Downtown Art Mural Project - Debbie Liptan (10 minutes)
- Update on Earth Day event - Michele Bertaux. (5 minutes)

HMNDA Formal Business Meeting [7:35-8:00 p.m.] (25 min. total)

- **Current Business**
 - Land-use Updates - Zak Pacholl (10 minutes)
 - Scott Park support letter - Val Hubbard (5 minutes)
 - Vote on Grants reviewed in February (5 minutes)
 - MHS/MAA grad party
 - MPD officers of the year dinner
 - Approval of Minutes [Feb '23] - Debbie Liptan (30 seconds)

Adjournment



Neighborhood District Association (NDA)
Grant Program Application

I. Applicant Information

Project/Program Name: Milwaukie Police Department Police Officer of the Year Dinner and Awards

Project/Program Contact Person: David Hedges - Milwaukie Public Safety Foundation

Phone: 971-222-5299 Email: secretary@milwaukiepsf.org

Website Address (if any): milwaukiepsf.org

Mailing Address: 5185 SE Elk Street

City/State: Milwaukie

Amount Being Requested: \$ 200 Date: 2/3/23

Partnering Organizations (if any): _____

II. Project or Program Details

Note: Please attach additional pages as necessary to fully describe the proposed project or program.

Describe the goal and the need for the proposed project or program.

To honor the Milwaukie Police Officer of the Year, and an opportunity to thank the members of the department, both sworn and non-sworn.

It is a matter of great pride to the police department that the community puts on this event, and they are very appreciative that we do so. It helps to foster a good relationship between the police and the community.

Who will be involved in the project or program and how has support evolved in the neighborhood/s?

Milwaukie Public Safety Foundation. Milwaukie Police Department. The Officer of the Year Award Dinner has been sponsored by the NDAs since the mid 1990s.

The Officer of the Year is selected by their peers and is honored at the dinner. As the dinner has not been held since 2020, this dinner will honor the 2020, 2021, 2022 award winners.

Project Time Frame: Beginning Date 2/3/23 End Date 3/20/23

Please describe how the grant money, if approved, would be used:

To purchase meals for Milwaukie Police Department personnel and three guests of the award winners at the dinner. The amount requested will partly cover the cost of 5 meals. Milwaukie Public Safety Foundation will cover all remaining costs, including part of the cost of general tickets to the dinner. Total number of tickets given to the police department is 4 to each award winner, and 20 to be distributed in the department. That is a total of 32, eight more than previous years as there are 3 years of awards.



III. Proposal Criteria

Project meets at least one of the following applicability criteria for value to the neighborhood. Check the appropriate boxes:

☐

(1) Neighborhood Organizing/ Organization Development

activities, services and materials that generate new neighborhood membership, grow the organization or educate neighborhood leadership toward the organization's development and continued operation.

☐

(2) Neighborhood Physical Improvements

materials and services to be used toward playgrounds, minor park improvements, community gardens or other facilities, neighborhood markers, identity signs, banners, trash cans, benches, etc.

☒

(3) Neighborhood Preservation

materials and services that sustain or enhance the health, public safety and welfare of the neighborhood such as crime watch, traffic management, or home weatherization programs; or contribute positively to the neighborhood's aesthetic quality such as design guideline development, community property maintenance programs or beautification programs.

☐

(4) Neighborhood Cultural, Social or Recreational Initiatives

materials and services that promote diversity, family literacy programs, neighborhood computer labs, after school enrichment programs, youth athletic leagues, career preparation, services for the needy, disabled or elderly and cultural activities such as music, dance, or art programs.

☒

To the best of my knowledge, the project complies with all city, county and state codes.

Please provide any additional comments and information that you would like to share with the NDA/s about this proposal.

The NDAs have supported this event for almost 25 years. Costs have risen greatly post COVID and your continued support would be very much appreciated.

The dinner will be held Monday March 20th, 2023 starting 6pm at The Elks, Milwaukie Lodge #142, 13121 SE McLoughlin Blvd Milwaukie, OR 97222-7115.

Applicant's Signature: David Hedges

Digitally signed by David Hedges
Date: 2023.02.03 11:49:48 -08'00'

Title (if any): Secretary

Date: 2/3/23



For NDA Use Only

Each NDA that has approved this proposal shall have the chair or their designee sign and date below.

☐ Ardenwald/JC _____ Date _____

☐ Hector Campbell _____ Date _____

☐ Historic Milwaukie _____ Date _____

☐ Island Station _____ Date _____

☐ Lake Road _____ Date _____

☐ Lewelling _____ Date _____

☐ Linwood _____ Date _____

☐ Report received. Date _____



Neighborhood District Association (NDA)
Grant Program Application

I. Applicant Information

Project/Program Name: Milwaukie HS/Milwaukie Academy of the Arts 2023 Grad Party

Project/Program Contact Person: Sheila Oakes

Phone: 503-708-7879 Email: sheilaoakes@gmail.com

Website Address (if any): _____

Mailing Address: 2301 SE Willard St.

City/State: Milwaukie / OR

Amount Being Requested: \$ 500 Date: 12/4/22

Partnering Organizations (if any): _____

II. Project or Program Details

Note: Please attach additional pages as necessary to fully describe the proposed project or program.

Describe the goal and the need for the proposed project or program.

We are raising funds for the MHS/MAA Grad Party, an all-night, chaperoned, substance free event, to be held after graduation on Monday, June 12. This event is a traditional celebration for all graduating seniors to commemorate their achievements and have one last fun experience together. In addition to ticket sales, donations are necessary in order to hold this event. It's also important that tickets are affordable so that all students who want to can attend.

Who will be involved in the project or program and how has support evolved in the neighborhood/s?

Several of last year's committee members also have seniors this year, so we have started off with a strong team.

We partnered with a Milwaukie business to make the shirts/hoodies we are using to raise funds at school events. We have fundraisers planned with local restaurants, and there are several businesses who regularly support this event.

Project Time Frame: Beginning Date 1/1/23 End Date 6/12/23

Please describe how the grant money, if approved, would be used:

Funds will go toward the venue rental, transportation to and from the event, entertainment, equipment rental, food and drink, prizes, etc.

**III. Proposal Criteria**

Project meets at least one of the following applicability criteria for value to the neighborhood. Check the appropriate boxes:

☐**(1) Neighborhood Organizing/ Organization Development**

activities, services and materials that generate new neighborhood membership, grow the organization or educate neighborhood leadership toward the organization's development and continued operation.

☐**(2) Neighborhood Physical Improvements**

materials and services to be used toward playgrounds, minor park improvements, community gardens or other facilities, neighborhood markers, identity signs, banners, trash cans, benches, etc.

☐**(3) Neighborhood Preservation**

materials and services that sustain or enhance the health, public safety and welfare of the neighborhood such as crime watch, traffic management, or home weatherization programs; or contribute positively to the neighborhood's aesthetic quality such as design guideline development, community property maintenance programs or beautification programs.

☒**(4) Neighborhood Cultural, Social or Recreational Initiatives**

materials and services that promote diversity, family literacy programs, neighborhood computer labs, after school enrichment programs, youth athletic leagues, career preparation, services for the needy, disabled or elderly and cultural activities such as music, dance, or art programs.

☒

To the best of my knowledge, the project complies with all city, county and state codes.

Please provide any additional comments and information that you would like to share with the NDA/s about this proposal.

Our committee would be very grateful for any financial assistance you are able to provide to help us send off the senior class at this milestone event. In addition, we would like to be informed about opportunities for a limited number of seniors who would like to volunteer instead of paying for a grad party ticket. If there are students looking for this option, we would love to benefit the NDAs in this way.

Applicant's Signature: Sheila Oakes

Title (if any): _____

Date: 12/4/22



For NDA Use Only

Each NDA that has approved this proposal shall have the chair or their designee sign and date below.

☐ Ardenwald/JC _____ Date _____

☐ Hector Campbell _____ Date _____

☐ Historic Milwaukie _____ Date _____

☐ Island Station _____ Date _____

☐ Lake Road _____ Date _____

☐ Lewelling _____ Date _____

☐ Linwood _____ Date _____

☐ Report received. Date _____



Neighborhood District Association (NDA)
Grant Program Application

I. Applicant Information

Project/Program Name: Lewelling NDA Summer Concerts in the Park

Project/Program Contact Person: Lewelling NDA / Camden Mckone

Phone: 425-591-6954 Email: lewellingNDAchair@gmail.com

Website Address (if any): _____

Mailing Address: 5036 SE Mason Ln

City/State: Milwaukie, Oregon 97222

Amount Being Requested: \$ 300 Date: 3/9/23

Partnering Organizations (if any): _____

II. Project or Program Details

Note: Please attach additional pages as necessary to fully describe the proposed project or program.

Describe the goal and the need for the proposed project or program.

Each summer the Lewelling NDA puts on a weekly concert series in August at Ball Michel Park. This series has been for years funded by
the annual NDA grants as well as money raised by Lewelling NDA running concessions at the Winter Solstice event. However costs have
increased over the years and hosting this level of event is getting less sustainable over time as our grant funding has not increased. We
hope to receive contributions from communities around the city to help us sustain putting on this beloved city-wide event.

Who will be involved in the project or program and how has support evolved in the neighborhood/s?

Members of the NDA are involved in organizing the event, hiring bands/soundperson, some minor concessions and an education booth.
Hearth and Soul Pizza and the Beer Store will be present though that is unrelated to NDA funding and this grant request.
Historically the funding for these concerts came from the annual \$4k from the city as well as Winter Solstice concessions profits.
However these revenues have not kept up with costs

Project Time Frame: Beginning Date 3/9/23 End Date 8/30/23

Please describe how the grant money, if approved, would be used:

Paying bands, Sound-person, porta-potties

**III. Proposal Criteria**

Project meets at least one of the following applicability criteria for value to the neighborhood. Check the appropriate boxes:

☐**(1) Neighborhood Organizing/ Organization Development**

activities, services and materials that generate new neighborhood membership, grow the organization or educate neighborhood leadership toward the organization's development and continued operation.

☐**(2) Neighborhood Physical Improvements**

materials and services to be used toward playgrounds, minor park improvements, community gardens or other facilities, neighborhood markers, identity signs, banners, trash cans, benches, etc.

☐**(3) Neighborhood Preservation**

materials and services that sustain or enhance the health, public safety and welfare of the neighborhood such as crime watch, traffic management, or home weatherization programs; or contribute positively to the neighborhood's aesthetic quality such as design guideline development, community property maintenance programs or beautification programs.

☐**(4) Neighborhood Cultural, Social or Recreational Initiatives**

materials and services that promote diversity, family literacy programs, neighborhood computer labs, after school enrichment programs, youth athletic leagues, career preparation, services for the needy, disabled or elderly and cultural activities such as music, dance, or art programs.

☐

To the best of my knowledge, the project complies with all city, county and state codes.

Please provide any additional comments and information that you would like to share with the NDA/s about this proposal.

The NDA plans to try a number of things to increase revenue coming in to continue hosting great concerts

Applicant's Signature:

Camden McKone

Title (if any): Chair

Date: 3/9/23



For NDA Use Only

Each NDA that has approved this proposal shall have the chair or their designee sign and date below.

☐ Ardenwald/JC _____ Date _____

☐ Hector Campbell _____ Date _____

☐ Historic Milwaukie _____ Date _____

☐ Island Station _____ Date _____

☐ Lake Road _____ Date _____

☐ Lewelling _____ Date _____

☐ Linwood _____ Date _____

☐ Report received. Date _____



COHO POINT AT KELLOGG CREEK

FEBRUARY 21, 2023



BLACKROCK DEVELOPMENT
& REAL ESTATE, LLC

JONES ARCHITECTURE



2017
SELECTION PROCESS

SPRING 2019
COMMUNITY OPEN HOUSE,
DLC PRESENTATION

WINTER 2019
NDA MEETING,
SOUTH DOWNTOWN PLAZA
GRAND OPENING

12.14.2020
NDA MEETING

07/22/2021
LAND USE APPLICATION
DEEMED COMPLETE

09.07.2021
DLC HEARING

CURRENT
CLOMR APPLICATION
DUE DILIGENCE

2019
SCHEMATIC DESIGN

SPRING 2019
CITY COUNCIL MEETING

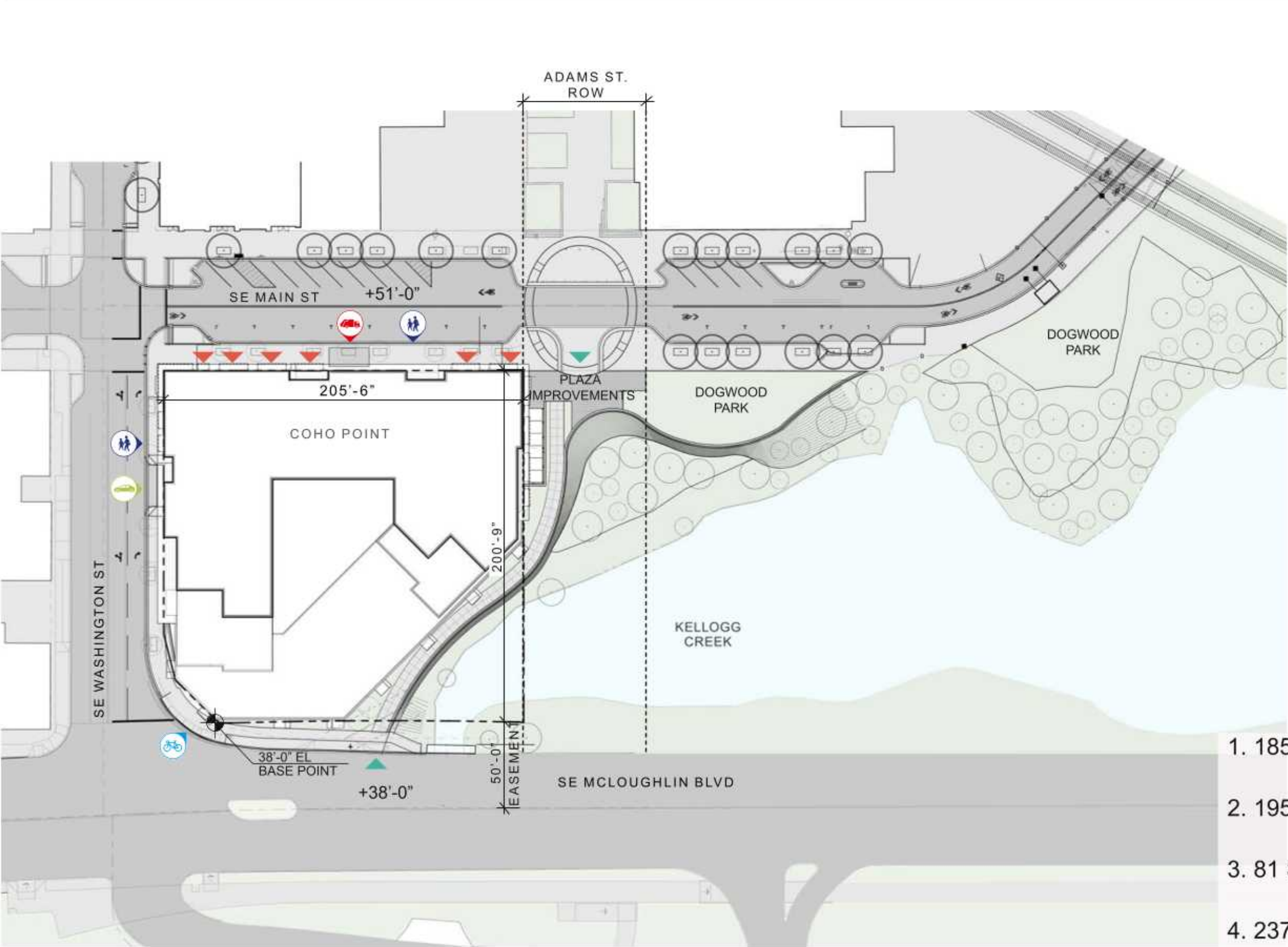
JANUARY 2021
LAND USE SUBMITTAL

SEPTEMBER 2021
DESIGN COMMISSION

MAIN/WASHINGTON STREET PERSPECTIVE



OVERALL SITE PLAN



- DRAWING KEY**
- Building Entry
 - Garage Access
 - Bike Room Access
 - Garbage / Recycling
 - Retail Entry
 - Plaza/Pathway Entry

- 1. 185,565 SF
- 2. 195 APARTMENT UNITS
- 3. 81 SUBTERRANEAN PARKING STALLS
- 4. 237 BICYCLE SPACES
- 5. BIKE PATH CONNECTION

BUILDING SITE PLAN



MAIN ST/WASHINGTON ST RENDERING




MAIN STREET ELEVATION





WASHINGTON STREET ELEVATION



PLAN AREA LEGEND

COMMON AREAS AND CIRC. 

RESIDENTIAL PROGRAM 

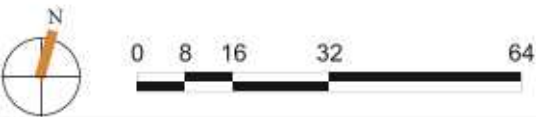
UTILITY 

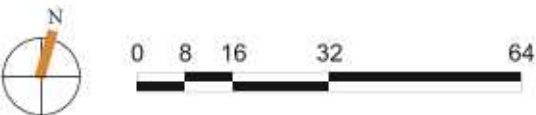
PARKING SUMMARY
81 PARKING STALLS

BICYCLE PARKING
98 SPACES

SHARED PARKING AGREEMENT
PUBLIC USE OF 40 PARKING SPACES
FOR WEEKDAY DAYTIME PARKING

TRANSPORTATION DEMAND PROGRAM
IMPLEMENT A MORE COMPREHENSIVE
PARKING MANAGEMENT PLAN TO
ADDRESS THE LIMITED PROVIDED
PARKING SPACES AVAILABLE ON SITE







FOURTH STORY FLOOR PLAN



SECOND STORY FLOOR PLAN



THIRD STORY FLOOR PLAN

PLAN AREA LEGEND

HOUSING

COMMON AREAS AND CIRC.

UTILITY

SECOND STORY AREA SUMMARY

GROSS BUILDING AREA: 30,062 SF

- HOUSING: 26,593 SF
- COMMON AREA: 3,071 SF
- UTILITY: 398 SF

BICYCLE PARKING

18 SPACES

THIRD STORY AREA SUMMARY

GROSS BUILDING AREA: 30,967 SF

- HOUSING: 26,593 SF
- COMMON AREA: 3,976 SF
- UTILITY: 398 SF

BICYCLE PARKING

18 SPACES

FOURTH STORY AREA SUMMARY

GROSS BUILDING AREA: 30,967 SF

- HOUSING: 26,593 SF
- COMMON AREA: 3,976 SF
- UTILITY: 398 SF

BICYCLE PARKING

18 SPACES





ROOF PLAN



FIFTH STORY FLOOR PLAN



SIXTH STORY FLOOR PLAN

PLAN AREA LEGEND

- HOUSING
- COMMON AREAS AND CIRC.
- RESIDENTIAL PROGRAM
- UTILITY

FIFTH STORY AREA SUMMARY

- GROSS BUILDING AREA: 22,812 SF
- HOUSING: 17,798 SF
- COMMON AREA: 3074 SF
- RESIDENTIAL PROGRAM: 1,542 SF

BICYCLE PARKING

18 SPACES

SIXTH STORY AREA SUMMARY

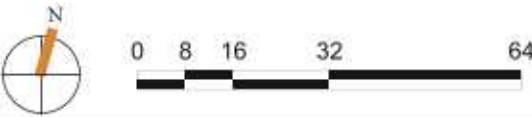
- GROSS BUILDING AREA: 19,290 SF
- HOUSING: 16,334 SF
- COMMON AREA: 2,558 SF
- UTILITY: 398 SF

BICYCLE PARKING

18 SPACES

ROOF-TOP SUMMARY

- PV SOLAR ARRAYS
- CONDENSING UNITS
- RTU'S





PARK PERSPECTIVE

FEMA APPLICATION PROCESS

- **09/29/2021** CITY OF MILWAUKIE ISSUED NOTICE OF APPROVAL FOR LAND USE ENTITLEMENTS.
 - **06/20/22** APPLICANT SUBMITTED A PARTIAL APPLICATION OF THE CLOMR-F TO THE CITY TO BEGIN THEIR REVIEW.
 - **08/04/22** APPLICANT SUBMITTED COMPLETE CLOMR-F APPLICATION TO THE CITY.
 - **10/21/22** CITY OF MILWAUKIE DETERMINED A FULL CLOMR APPLICATION WILL BE REQUIRED FOR THE PROJECT SITE.
 - **02/24/23** APPLICANT TO SUBMIT UPDATED CLOMR APPLICATION TO THE CITY FOR APPROVAL AND SIGNED COMMUNITY ACKNOWLEDGEMENT.
- CLOMR APPROVAL FROM FEMA, INCLUDING CITY IDENTIFYING LAND FOR BALANCED CUT AND FILL TO OFFSET WETLANDS TO BE FILLED ON THE DEVELOPMENT SITE.
 - DRAFT EASEMENTS AND LOCATIONS FOR THE BALANCED CUT AND FILL NEED TO BE PROVIDED BY THE CITY.

DUE DILIGENCE ACTIVITIES

- AFFORDABILITY COVENANT - DEVELOPER COMMENTS PROVIDED TO CITY'S DRAFT.
- MEMORANDUM OF UNDERSTANDING FOR FARMERS MARKET AND EVENTS - DEVELOPER TO PROVIDE COMMENTS.
- PARKING AGREEMENT FOR USE OF PUBLIC PARKING SPACES - DEVELOPER TO PROVIDE COMMENTS TO CITY'S TERM SHEET.
- PARTIES TO AGREE ON FOLLOWING RELATED AGREEMENTS: AFFORDABILITY COVENANT, MOU FOR EVENTS AND PARKING AGREEMENT.
- DEVELOPER APPLIED FOR THE VERTICAL HOUSING DEVELOPMENT BONUS.
- A FAVORABLE BOLI DETERMINATION WAS ISSUED FOR THE PROJECT.

EXTENSION REQUESTS

- DUE DILIGENCE EXTENSION REQUEST: **MARCH 31, 2024**.
- LAND USE APPROVAL EXTENSION REQUEST: **OCTOBER 2024** (12-MONTH EXTENSION)

- **FEBRUARY 2023** APPLICANT TO SUBMIT UPDATED CLOMR APPLICATION TO THE CITY FOR APPROVAL AND SIGNED COMMUNITY ACKNOWLEDGEMENT
- **MARCH 2023** CLOMR APPLICATION SUBMITTED TO FEMA
- **MAY 2023** ANTICIPATED PRELIMINARY REVIEW FEEDBACK PROVIDED BY FEMA
- **SEPTEMBER 2023** ANTICIPATED CLOMR APPLICATION APPROVED
- **MAY 2023** APPLICANT RESUMES DESIGN DOCUMENTS AFTER PRELIMINARY POSITIVE FEEDBACK IS RECEIVED BY FEMA
- **DECEMBER 2023** APPLICANT SUBMITS BUILDING PERMIT APPLICATION (AT 75% CD SET)
- **MARCH 2024** CITY ISSUES APPROVED BUILDING PERMIT
- **MARCH 2024** START OF CONSTRUCTION
- **AUGUST 2026** OCCUPANCY OF BUILDING