

**Historic Milwaukie NDA Minutes**  
**February 7, 2022 Zoom Meeting**  
**6:30 - 8:00 p.m.**

**Present:**

**Officers:** Chair, Rich Recker; Vice Chair and Land Use Rep, Val Hubbard; Secretary, Debbie Liptan; Treasurer, Michele Bertaux-Zabaglio

**Participants:** Robbie Graves, Ceci Denovi, Kelly, Carol Fuller, Pam Dunham, Rachel Austen, Milo, Danielle Law, Carla Pletka, Christi Cawood, Joseph Briglio, Gary Klein, Terri Geier-Brindell, Molly Stein

**Presentation & Discussion**

- Public Safety Notices and Announcements

Public Safety Report from Police Captain Robbie Graves

A short report from Captain Graves. He responded to a couple questions:

1) They are still on track to begin use of body worn cameras this spring. They are awaiting some parts that are stuck in the supply chain issues.

2) A couple folks brought up about tents that are popping up in Milwaukie Bay Park. Captain Graves responded that they have asked the campers to move along. The campers reported that the reason they “moved” to Milwaukie was because they felt safer here than in Portland. Other neighbors reported that toxic trash was left behind by the campers. Captain Graves acknowledged that this is a very difficult problem. He encouraged anyone concerned to call the non-emergency line 503-786-7500.

Next Main St. Cleanup - Debbie Liptan announced that the next Main St. cleanup will be March 5 at 9am. More info to come. In addition, we are looking forward to planning a larger effort with other partners for Earth Day. Stay tuned!

- Neighbor Focus: Milwaukie HS and Milwaukie Arts Academy Class of 2022, Danielle Law, CoChair of the Senior Celebration Committee, presented the \$500 grant request from the Committee. Funds will go toward the location rental, transportation to the event from Providence Park (where graduation will be held), entertainment, equipment rental, food and drink, prizes, etc. There are currently 245 seniors on track to graduate.
- Equity, Livability and Sustainability Focus: Milwaukie Environmental Stewards Group Terri Geier-Brindell, President of MESSG, visited us to talk about their Group’s efforts for the environment in Milwaukie. Two major accomplishments so far: passing plastic bag ban through City Council; styrofoam recycling drop site in Milwaukie (to find info on how/where/when/what you can drop styrofoam for recycling and other info, click this link <https://www.exceedoregon.com/green-team> ).

-They also wanted to let us know about the First Annual Sustainability Fair and Celebration to be held on Saturday, September 17, 2022. Much more info will come on that. Attached with these minutes is their flier introducing the event. You can contact MESH via their email address ([milwenvironmentalstewards@gmail.com](mailto:milwenvironmentalstewards@gmail.com)) or through their Facebook page - Milwaukie Environments Stewards Group.

- Milwaukie Community Development Updates Joseph Briglio, City of Milwaukie Director of Community Development, joined us primarily to talk about the old City Hall sale process. Currently, the city is considering a Land Use proposal to consolidate the current 8 land lots to 2 land lots. One will be the land underneath the City Hall building. The other will be the land surrounding the building, which will remain in the City's control. The City Hall building and land underneath it will then be offered for sale or lease. Comments on the current Land Use proposal are due on February 14. Joseph's presentation is included with these minutes. -In response to a question, Joseph responded that the Coho Point property was likely to start breaking ground in spring 2023.
- Small Grants Working Discussion - Livability, Equity and Sustainability Chair Rich Recker urged participants to spread the word about grant opportunities from our NDA as we close in on the end of our Fiscal Year in June. We are encouraging applicants to include information on how their grant application would contribute to "Livability, Equity and Sustainability" in our community.

## **HMNDA Formal Business Meeting**

- Current Business -
  - Grant Request: Class of 2022 MHS Grad Party - APPROVED
  - Approval of Minutes [December, January] APPROVED
- New Business -
  - Preview March HMNDA AgendaNext month we are looking forward to our first Treasurer's Report from our newly minted Treasurer. Also, we'll hear from Dan Harris, Events and Emergency Management Coordinator for the City

## ***Adjournment***

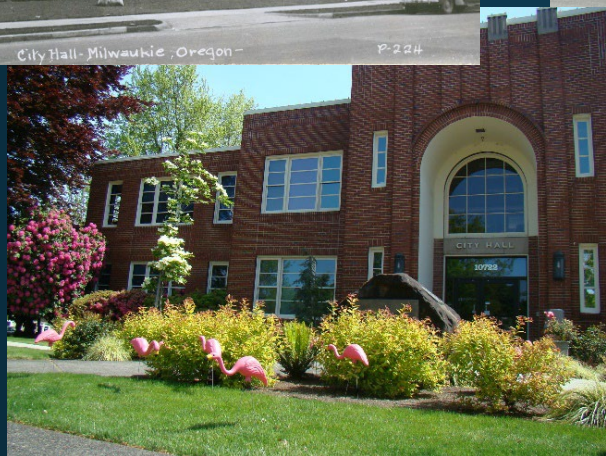


# Milwaukie City Hall Project Update

Zoom Video Conference  
February 7, 2022

**Joseph Briglio**, Community Development Director

# 84 years of service...





# Timeline

## Current City Hall (10722 SE Main)

Public  
Engagement

Define  
Community Goals

Public Hearing &  
Declare Property  
Surplus

Issue Request for  
Proposals &  
Select New User

New User Due  
Diligence

New User Takes  
Possession

**WE ARE  
HERE**



**Spring/Summer  
2022**

**2023**

## New City Hall (10501 SE Main)



Advantis Leaseback Period

City Hall Tenant  
Improvements

New City Hall  
Opens



# CHBRC Members

Position/Group Representing	Member Name
Ardenwald Neighborhood	Val Ballestrem
Arts Committee	Alicia Hamilton
Design and Landmarks Committee (DLC)	Tracy Orvis
Downtown Business Area	Mark Stehn
Historic Milwaukie Neighborhood	Donna Baten
Island Station Neighborhood	April Gracz
Lake Road Neighborhood	Ernestina Fuenmayor
Linwood Neighborhood	Nancy Tice
Milwaukie Historical Society	Haley McCoy
North Clackamas School District Board	Tory McVay Jenna Benologo (alternate)
Park and Recreation Board (PARB)	Martha Germany
Planning Commission	Greg Hemer
City Council Liaison	Wilda Parks



# CHBRC Charter

## Committee Purpose

1. Learn about operations and maintenance costs for the existing city hall building;
2. Learn about city financial requirements to ensure long term city hall site viability;
3. Learn about state historic preservation processes;
4. Learn about site history and property conditions including any easements or encumbrances;
5. Learn about the Portland metro region real estate market conditions;
6. Develop project goals for an RFP for the City Council to consider;
7. Nominate two CHBRC members to participate in the RFP review process; and
8. Participate in citywide public engagement events.



# CHBRC Schedule

<b>JUL 2020</b>	<b>Meeting #1</b> – Site History, Charter, Public Engagement
<b>SEP 2020</b>	<b>Meting #2</b> – Historic Preservation
<b>OCT 2020</b>	<b>Meeting #3</b> – Operations and Maintenance Budget, Financial Goals and Constraints, Milwaukie Real Estate Market
<b>NOV – DEC 2020</b>	Public Engagement Activity #1 – Values (Online Open House) <ul style="list-style-type: none"><li>• November 16 – December 18</li></ul>
<b>JAN 2021</b>	<b>Meeting #4</b> – Review Public Engagement Findings & Draft Goals
<b>FEB 2021</b>	<b>Meeting #5</b> – Draft Goals for recommendation to City Council, Select members for RFP review committee
<b>MAR 2021</b>	City Council Meeting – Present Draft Goals
<b>SPRING 2021</b>	Public Engagement Activity #2 – Share Goals (April – May 2021)
<b>OCT 2021</b>	City Council Meeting – Adopted Goals
<b>Fall2021- Spring2022</b>	City Council Meeting(s) – Resolution to set RFP goals, Hearing, Declare Property Surplus, RFP Selection process





# Proposed Goals

1. **Creates a destination.** A project that is an anchor for Downtown Milwaukie, a destination that attracts both local residents and regional visitors.
2. **Historic Preservation.** A project that maintains the historic character defining features of the exterior of the building facade.
3. **Minority / Women Business Enterprise Contracting.** Project team that will make a good faith effort to utilize Minority / Women Business Enterprises (M/WBE) in contracting.
4. **Sustainable practices.** A project uses sustainable and energy efficient design and construction methods.
5. **Maintains open space.** A project that maintains green spaces and/or trees on the property.



# Potential Public Benefits

- Historic Preservation
- Public Access to Open Space
- MOU for Participation in City Events
- Trees
- Non-Profit Use
- Other public benefits



# Spring & Summer Timeline

**CC 10/19/21**  
Goal Adoption



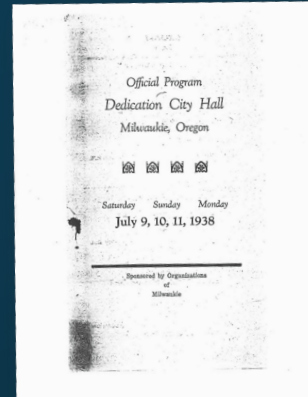
**Winter 21/22**  
Replat, SHPO, &  
Appraisal



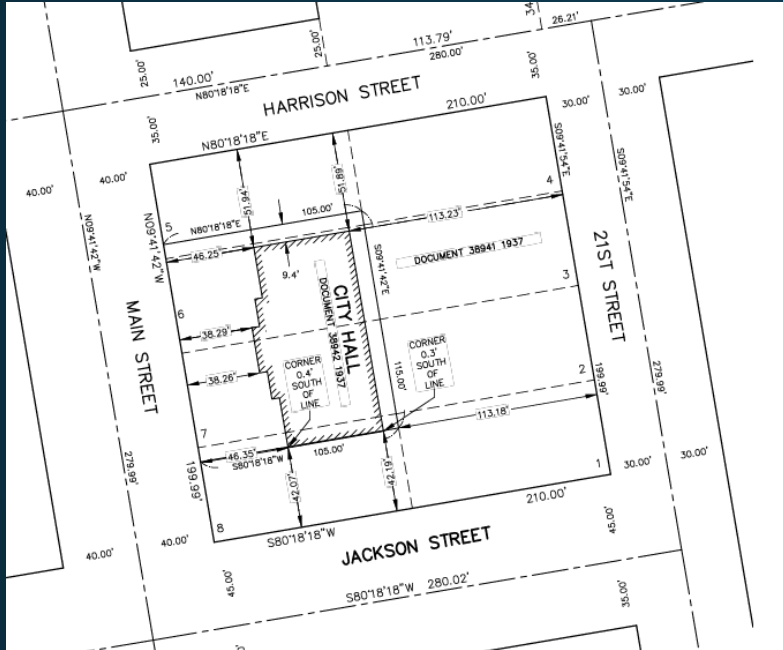
**Spring**  
Initiate Property  
Surplus Hearing



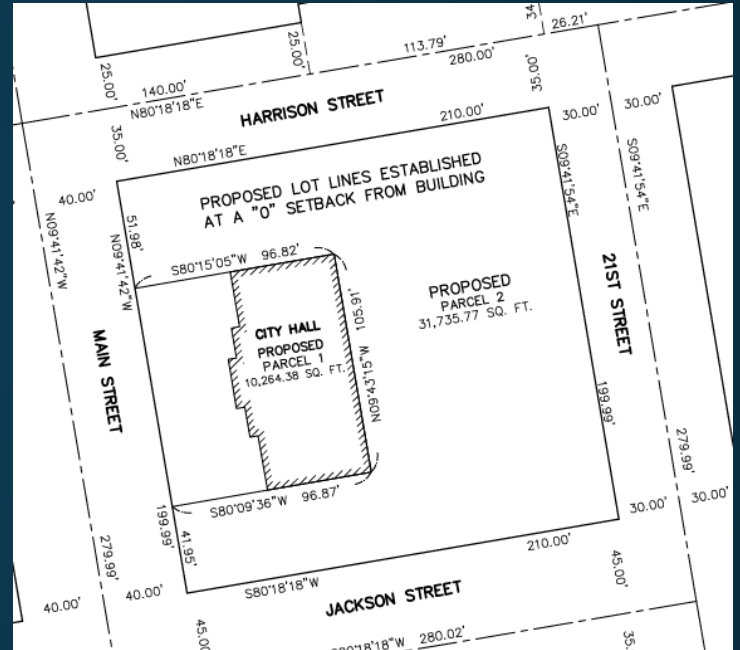
**Spring/Summer**  
Release RFP



# Replat



Existing



Proposed



# Replat Cont.



# Questions?





# Quitclaim Deed Request

- **Fall 2019:** the city asked NCSD to release the deed restriction. The NCSD Board asked to participate in the city's engagement process for the city hall project.
- **Fall 2021:** Staff and Mayor report on city's engagement and ask for any final input prior to adopting project goals.
- **Next Steps:**
  1. NCSD Releases Park Restriction
  2. City Council Adopts Goals (October)
  3. City initiates RFP process (November – December)



# Engage Milwaukie Online Open House

- November 12, 2020 – January 11, 2021

Surveys

124

Ideas

99

Visited

547

Subscribed

178



# Engage Milwaukie Online Open House

## City Hall Open House



### Welcome to the City Hall Open House!

The City of Milwaukie is asking the Milwaukie community to weigh in on what is next for the current city hall building. Your ideas and input from this open house will be used by the City Hall Blue Ribbon Committee (CHBRC) to shape and guide the goals for the city hall site's next chapter. The open house ended on Jan. 7, 2021, but you can continue to submit questions about the project below. Thanks to everyone that participated in the open house!



### Project Background

In June 2020, the City of Milwaukie purchased the Advantis Credit Union building (10501 Main Street) to serve as a new city hall. The city outgrew the current city hall building (10722 Main Street) several decades ago and has purchased and built other facilities to accommodate staff and provide essential services. Purchasing the Advantis building will allow the city to combine staff and services from city hall and the



### STAY INFORMED

Subscribe for project updates

SUBSCRIBE

7 members of your community are following this project

REGISTER

TO GET INVOLVED!

### Project Timeline



#### March 2020

City Council appointed the City Hall Blue Ribbon Committee.



#### June 2020

City of Milwaukie purchased the Advantis Credit Union building (10501 Main Street) to serve as a new city hall.



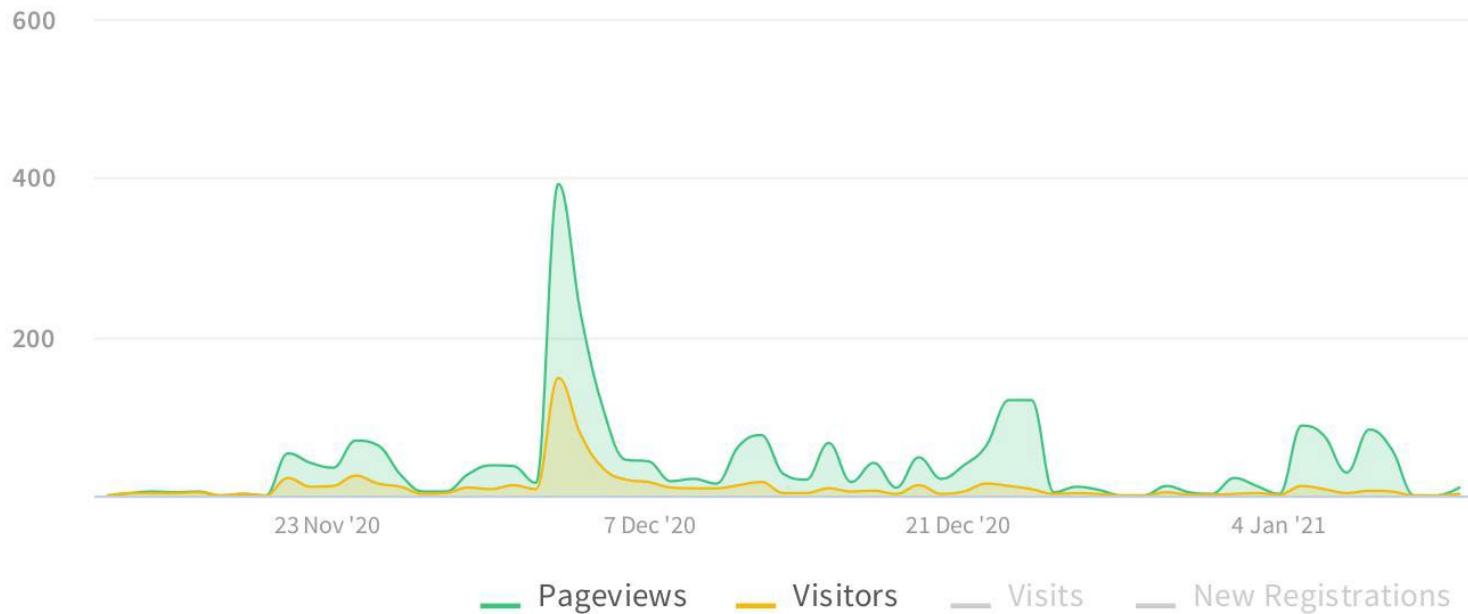
#### November-December 2020

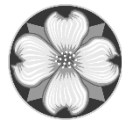
The city is gathering information from the community on what is important in a new use for city hall.

# Engage Milwaukie Online Open House

## Visitors Summary

Engage Milwaukie from 12 Nov'20 to 11 Jan'21





# CITY OF MILWAUKIE

## NOTICE OF TYPE II LAND USE PROPOSAL

Date mailed: February 3, 2022

*Traducciones de este documento e información sobre este proyecto están disponibles en español. Para solicitar información o preguntar en español, favor de email [espanol@milwaukieoregon.gov](mailto:espanol@milwaukieoregon.gov).*

You are receiving this notice because development has been proposed in your neighborhood. The proposed development requires notice to the property owner; applicant; and all property owners, residents, and neighborhood district association(s) within 300 feet of the subject property. A summary of the proposal and information on how to respond to this notice are described below.

**The City will consider written comments on the proposal prior to issuing a decision.**

**To ensure that your comments are considered in the decision, please submit written comments to the staff contact listed below before 5:00 p.m. on Thursday, February 17, 2022. After that date, there is no guarantee that comments will be incorporated into the decision.**

**The decision may be issued as early as 14 days from the date of this public notice.**

**Please include the land use file number for reference.**

<b>File Number(s):</b>	R-2022-001
<b>Location:</b>	10722 SE Main St 11E36BB02500 <i>A map of the site is located on the last page of this notice.</i>
<b>Proposal:</b>	The proposal is to consolidate 8 underlying lots into two (2) lots. The existing City Hall building would be located on proposed lot #1 and all parking and open space that currently surrounds City Hall on the north, east, and south would occupy proposed lot #2. Because the property is part of a platted subdivision, a Type II replat application is required.
<b>Applicant/Primary Contact Person:</b>	Joseph Briglio, Community Development Director 503-786-7616 / <a href="mailto:briglioj@milwaukieoregon.gov">briglioj@milwaukieoregon.gov</a>
<b>Owner(s):</b>	City of Milwaukie
<b>Staff contact:</b>	Vera Kolas, Senior Planner City of Milwaukie Planning Department 6101 SE Johnson Creek Blvd Milwaukie, OR 97206 503-786-7653 <a href="mailto:kolasv@milwaukieoregon.gov">kolasv@milwaukieoregon.gov</a>
<b>Neighborhood District Association(s):</b>	Historic Milwaukie NDA, contact Richard Recker, 503-807-1653

<b>Applicable Criteria:</b>	<ul style="list-style-type: none"><li>• MMC 19.304 – Downtown Mixed Use Zone</li><li>• MMC Chapter 17.12 Application Procedure &amp; Approval Criteria</li><li>• MMC Chapter 17.16 Application Requirements &amp; Procedures</li><li>• MMC Chapter 17.20 Preliminary Plat</li><li>• MMC Chapter 17.28 Design Standards</li><li>• MMC Section 19.1005 Type II Review</li></ul> Copies of these criteria are available upon request and can also be found at <a href="http://www.qcode.us/codes/milwaukie/">www.qcode.us/codes/milwaukie/</a> .
-----------------------------	---

**To learn more about a proposal:** Contact the staff contact assigned to the proposal or visit the project webpage at <http://www.milwaukieoregon.gov/planning/r-2022-001>. The application materials and the applicable approval criteria and development standards are available for review at the Planning Department, Johnson Creek Facility, 6101 SE Johnson Creek Blvd. Please call the staff contact ahead of time to schedule a review of the application materials. Copies of this information can be obtained for a reasonable fee.

**To comment on a proposal:** You are invited to submit comments in writing before the City issues a decision. Comments should be addressed to the staff contact listed above and be directed toward the applicable criteria. If you submit a written comment, you will be sent a copy of the decision. All written comments become part of the permanent record. City staff can discuss this proposal in person or via telephone. However, the City will consider only written comments when issuing the decision on this proposal.

**Neighborhood District Association:** The Neighborhood District Association (NDA), listed on the first page of this notice, may take a position on this proposal. The application materials have been referred to the NDA Chairperson and Land Use Committee members. The proposal may be discussed at an open meeting of the NDA. Please contact the person listed as the neighborhood contact to determine the status of the NDA's review and position on this proposal.

**Decision:** The Planning Manager will consider any comments received and issue a decision to approve the proposal, approve the proposal with conditions, or deny the proposal. The earliest the decision would be issued is 14 days from the date of this public notice. The decision may be issued after that date depending upon the amount of comments received and complexity of the proposal.

*A copy of the decision will be mailed only to persons that submit written comments prior to the issuance of a decision.*

**To appeal the decision:** The Planning Manager's decision may be appealed by any party that is aggrieved or adversely impacted by the decision, or that believes an error was made regarding the evaluation of the approval standards and criteria for the proposal. Appeals are heard by the Planning Commission and must be filed within 15 days of the issuance of a decision. Notice of an appeal hearing will be sent to all parties that received this notice.



Appeals must be made in writing, use forms provided by the City, and include the fee for an appeal. The appeal process and requirements are explained in Milwaukie Municipal Code Section 19.1010 Appeals. Contact staff at 503-786-7630 for information about the appeal process.

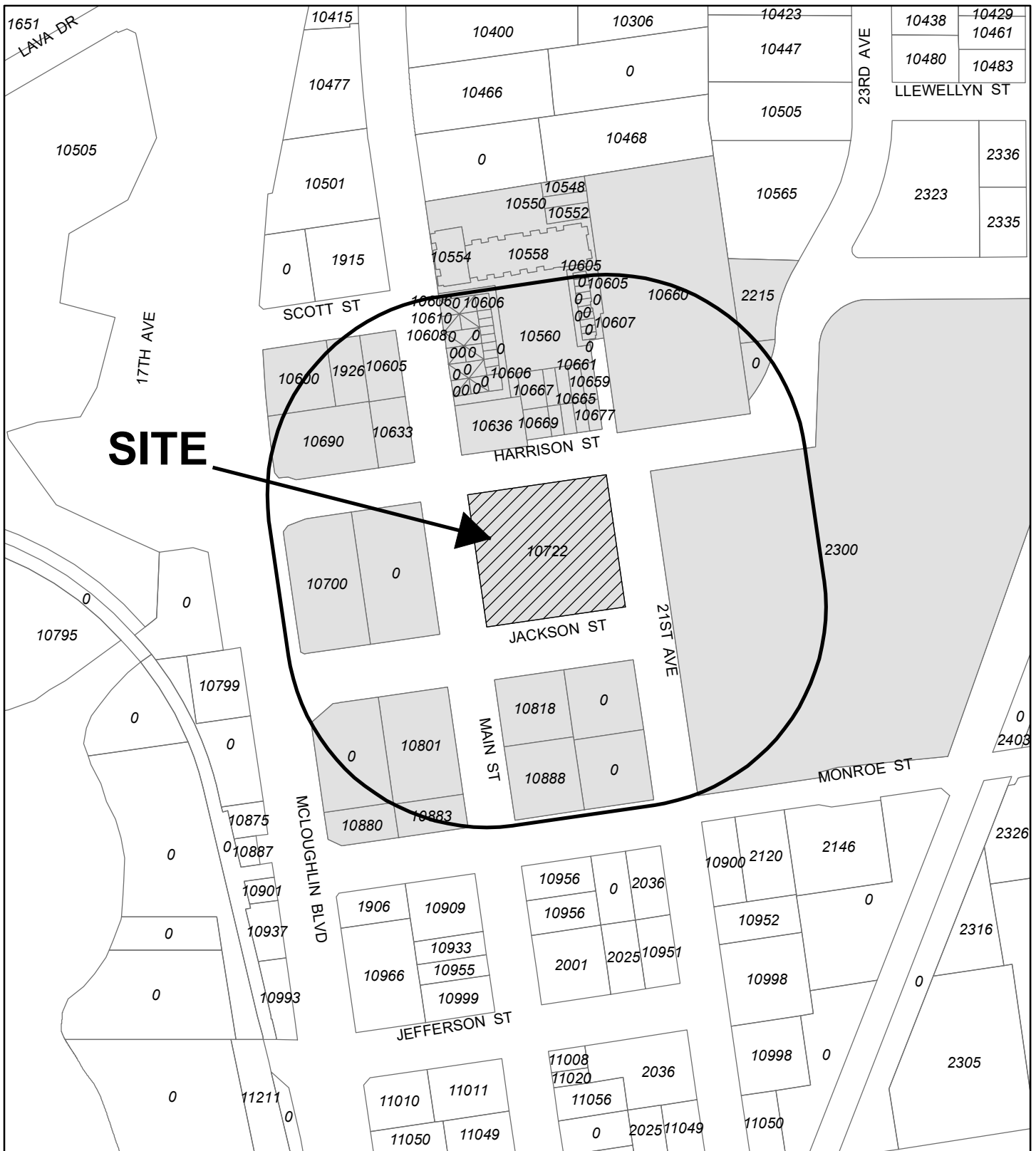
After an appeal hearing, the Planning Commission's decision may be appealed to the Oregon Land Use Board of Appeals (LUBA), 550 Capitol St SE, Suite 235, Salem, OR 97301 (503-373-1265). Any issue that is intended to provide a basis for appeal to LUBA must be raised prior to the issuance of the Planning Manager's decision or prior to the conclusion of the Planning Commission's appeal hearing. Failure to raise an issue with sufficient specificity and accompanied by statements or evidence sufficient to afford the responsible parties an opportunity to respond to the issue will preclude any appeal on that issue to LUBA.

**Enclosures:**

- Location map

**NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR, OR SELLER:**

THE MILWAUKIE MUNICIPAL CODE REQUIRES THAT IF YOU RECEIVE THIS NOTICE IT SHALL BE PROMPTLY  
FORWARDED TO THE PURCHASER.







**Site Map**  
**10722 SE Main St**  
**(11E36BB02500)**  
**File# R-2022-001**



0 62.5 125 250 375 500 Feet

## Legend

-  R-2022-001 property
-  300-ft buffer
-  Properties receiving notice
-  Tax Lots

January 30, 2022

Dear Milwaukians,

The Milwaukie Environmental Stewards Group (MESG) is excited to announce that we are organizing the **First Annual Sustainability Fair and Celebration** to be held on Saturday, September 17, 2022.

MESG is a small group of concerned citizens working with residents and local leaders to promote and inspire positive environmental change. Our current successes are helping to establish the plastic bag ban in Milwaukie and setting up the Styrofoam recycling drop off at Exceed Enterprises in Milwaukie.

We are writing to you because you are involved in a business or lifestyle that shows you care about the environment and our planet.

We hope you will join us!

**WHAT:** This will be a family friendly event with lots of fun hands-on activities, live entertainment, food vendors, zero waste vendors and products, a recycling event and more.

**WHERE:** Downtown Milwaukie, across the street from the City County Building (where the Farmers Market is held).

**WHEN:** Saturday, September 17<sup>th</sup>, 2022, from 2:00 p.m. to 6:00 p.m.

Our hope is that this event will bring people together to:

- Share knowledge about sustainable practices and products.
- Be inspired to commit to more sustainable practices in their home and work lives
- Celebrate all of the positive progress that Milwaukie businesses and organizations, the City of Milwaukie, its residents and Clackamas County have made to incorporate environmentally friendly practices into all that they do.
- Find like-minded individuals who can support each other and work together to meet future challenges and make positive differences.

**We invite you to participate in our Sustainability Fair to share your creativity, creations, optimism, and expertise. Or to come and volunteer. Please save the date, Saturday, September 17<sup>th</sup>, 2022 from 2:00 p.m. to 6:00 p.m. More information will follow as we finalize arrangements and there may be a nominal fee to help us offset costs.**

We will reach out in the next couple of weeks to share additional details and talk through what your participation would look like. If you are ready to be a part of this celebration sooner, please respond to this email with ideas about how we can help make your participation a reality.

Thank-you so much! You are awesome! We look forward to working and celebrating with you!

AND look forward to hearing from you.

Terri Geier-Brindell  
President, Milwaukie Environmental Stewards Group  
[milwenvironmentalstewards@gmail.com](mailto:milwenvironmentalstewards@gmail.com)



**Milwaukie  
Environmental  
Stewards  
Group**

Working with residents and local  
leaders to promote and inspire  
positive environmental change