

MINUTES

MILWAUKIE CITY COUNCIL WORK SESSION MARCH 16, 2004

Mayor Bernard called the work session to order at 5:30 p.m. in the City Hall Conference Room.

Councilors present: Barnes, Lancaster, and Stone.

Staff present: City Manager Mike Swanson, City Attorney Gary Firestone, Community Development and Public Works Director Alice Rouyer, and Project Manager Jeff King.

North Main Project Update

Community Development and Public Works Director Alice Rouyer and Project Manager Jeff King provided an update on the North Main project and introduced Tom Kemper, a new partner with Rossman on the project team.

Kemper and Mike Rossman briefly described their experiences in real estate and development.

Mayor Bernard provided Kemper with a list of people interested on condos.

Rouyer said the purpose of the update was to introduce the new partner in the project. Kemper will take the lead, and project team meetings will begin this week. She reviewed a list of Kemper's projects that included Center Commons at 60th and Glisan, The Hawthorne project at 34th and Hawthorne, Esther Short Commons in Vancouver, Killingsworth Station, and Cascade Crossing at 105th and Burnside. Construction is anticipated to begin spring 2005 with outreach this spring and summer.

Kemper discussed the timelines, community involvement, and financing.

Mayor Bernard commented that the McLoughlin Boulevard project should begin construction at about the same time.

The group agreed meet at City Hall at 5:30 p.m. on April 12 to tour several of Kemper's projects.

Councilor Stone asked if these projects were a mix of affordable housing and condominiums for sale.

Kemper said Center Town Homes is a combination of affordable market and town homes for sale. Hawthorne is high-end town homes over retail. Esther Short is a combination of affordable and market units and rental over retail. The Portland Development Commission (PDC) just awarded him the Killingsworth Station project, and it will be a combination of affordable rental loft condos and town homes for sale. Cascade Crossing is an affordable rental development with a commercial element on light rail near Mall 205. He discussed the design of that project.

Mayor Bernard thought the condos in the previous plan were relatively inexpensive. He feels \$150,000 to \$180,000 is a good range in Milwaukie. This community has an aging population, and, though townhouses are great, stairs could be a problem.

Kemper said unfortunately this would probably not be housing for aging residents. It is being planned with a retail element on Main Street with the larger building perpendicular to Main. Town homes will be built over the retail and on the Harrison Street side. There will be two rows of ten units with a live/work element. These will be 3-story with a small office fronting Harrison that could be rented separately. The walkway through the property will be retained as a pedestrian-oriented auto court through the site that provides access from Main Street to the library. It will also serve as garage access for the town home element. Some of the town homes will be affordably priced at \$135,000 to \$140,000 and others will be more in the \$180,000 to \$190,000 range. The town homes in the front will be about 900 square feet with a loft element. The purpose is to keep the price point down, so the project is attractive to younger people.

Councilor Stone asked if the retail space would be large enough to accommodate a grocery store. This town needs a grocery store for the people living here.

Kemper said there would not be enough parking space for a grocery store.

Councilor Stone was downtown over the weekend and saw the Safeway renovation on Park Avenue. She thought the design was great and really improved that block.

Kemper said the parking on that site is underground and noted PDC put a lot of money into the project. There are 2 or 3 levels of underground parking that supports not only the market but also the housing upstairs. There is a huge difference between parking rates in downtown Portland and downtown Milwaukie unless the City wants to cover the expense of underground parking. This may be possible after some synergy is built up. The goal of this project is to build something that will be popular and sell quickly. The space could probably house a convenience market. He was not sure the demographics would support something like a Trader Joe's.

Councilor Stone said demographics is why things are the way they are in Milwaukie. We need to change that. She has a hard time believing that they can use that as their trump card for not coming here. We have 99E that serves lots of traffic and people. She is sure people would stop if there were a Trader Joe's. She goes out of her way to shop at a Trader Joe's.

Kemper said a demographic 1 - 3 mile ring will not indicate the amount of traffic going by. He thinks it is difficult for someone driving south on their way home to navigate off 99E and back on to shop at a Trader Joe's when there are other market options.

Councilor Stone said it is not difficult to get off 99E.

Rouyer said the Downtown Plan shows a grocery store on the other side of Main Street that would have better visibility from McLoughlin Boulevard than this site. She and others think Safeway did not succeed in that location because of poor visibility.

Councilor Stone believes Safeway just let the store go. It fell apart, and they were not keeping up with Albertson's new store.

Kemper commented Albertson's is on Hwy. 224, so it probably got all the business that had been going to Safeway.

Councilor Stone said that Safeway store was never renovated to improve and keep service going.

Rouyer added there is a new Safeway going in at 42nd Avenue and King Road.

The group agreed the tour of Kemper projects would be on April 12 at 5:30 p.m.

Mayor Bernard recessed the City Council work session at 5:55 p.m. and announced the Council would meet in executive session pursuant to ORS 192.660(1)(f) – exempt public records.

The City Council reconvened the work session at 6:10 p.m. and discussed board and commission appointments. **Mayor Bernard** announced his intent to appoint Leslie Schockner to the Budget Committee and directed staff to arrange interviews for all those board and commission members who are seeking reappointment. The group discussed options for making appointments prior to the Budget Committee meeting on April 7.

The work session adjourned at 6:15 p.m.



Pat DuVal, Recorder

AGENDA

MILWAUKIE CITY COUNCIL WORK SESSION MARCH 16, 2004

MILWAUKIE CITY HALL

Second Floor Conference Room
10722 SE Main Street

WORK SESSION – 5:30 p.m.

Discussion Items:

	<u>Time</u>	<u>Topic</u>	<u>Presenter</u>
1.	5:30 p.m.	North Main Project Update	Alice Rouyer
2.	5:45 p.m.	Adjourn	

Public Notice

- The Council may vote in work session on non-legislative issues.
- The time listed for each discussion item is approximate. The actual time at which each item is considered may change due to the length of time devoted to the preceding items.
- Executive Session: The Milwaukie City Council will go into Executive Session pursuant to ORS 192.660(1)(f) – exempt public records. All discussions are confidential and those present may disclose nothing from the Session. Representatives of the news media are allowed to attend Executive Sessions as provided by ORS 192.660(3) but must not disclose any information discussed. No Executive Session may be held for the purpose of taking any final action or making any final decision. Executive Sessions are closed to the public.
- For assistance/service per the Americans with Disabilities Act (ADA) please dial TDD (503) 786-7555.
- The Council requests that all pagers and cell phones be either set on silent mode or turned off during the meeting.
- For assistance/service per the Americans with Disabilities Act (ADA) please dial TDD (503) 786-7555.

MINUTES

MILWAUKIE CITY COUNCIL WORK SESSION MARCH 2, 2004

Council President Lancaster called the work session to order at 6:00 p.m. in the City Hall Conference Room.

Councilors present: Barnes, Loomis, and Stone.

Staff present: City Manager Swanson and City Attorney Firestone.

Advisory Board Interview – Budget Committee

The City Council interviewed Leslie Schockner for a vacant position on the Budget Committee.

The City Attorney announced the Council would meet in executive session pursuant to ORS 192.660(1)(f) – exempt public records immediately following adjournment of the work session.

The work session ended at 6:10 p.m.

Pat DuVal, Recorder