



Development proposed near Marketplace

City Council will consider a proposal for an upscale commercial retail center for the entire block just north of the Milwaukie Marketplace at its Feb. 15th Council meeting.

Gramor Development is proposing a shopping center that would offer about 25,000 square feet of commercial space. The block is bound by Highway 224 and Myrtle, Oak and Campbell Streets. The site currently consists of two four-plexes and 11 residences. These structures would be removed to make way for the development.

Planning Director John Gessner explained the primary concerns shared by both staff and those who provided testimony during the pair of Planning Commission public hearings was the increase in traffic in the area, especially at the intersection of Oak Street and Highway 224.

Those who expressed support for the application suggested the area is much better suited for commercial use because of its proximity to the Milwaukie Marketplace and high-capacity roadways and would bring a welcomed increase in jobs and tax base support.

Should Council approve the development, Gramor is required to come back to the Planning Commission with a site plan to ensure it remedies the traffic considerations and meets the City's rezoning and development standards. ☒

INSIDE THIS ISSUE

- 2 "Coffee with Council" sessions may provide bad coffee, but offer good conversation, so writes Councilor Joe Loomis
- 4 AROUND TOWN section written by your Neighborhood Leaders
- 6 Calendar of Events - Meeting times and dates

Milwaukie's Local Leaders

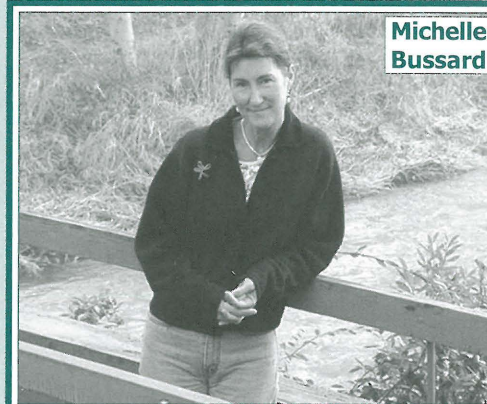
Stewards of the creek

In an office tucked among the semi trucks and warehouses of Milwaukie's North Industrial area there's a small office that sits right against a beautiful stream. Both of which look somewhat out of place, but in that office there's a tight group of dedicated professionals working to protect, restore and educate our community about their neighboring waterway, Johnson Creek.

Michelle Bussard is the Executive Director of the Johnson Creek Watershed Council (JCWC) and she explains the non-profit's mission is to inspire and facilitate community investment in the watershed for both the protection and enhancement of the creek's natural resources.

On March 5th the Council is coordinating its seventh Watershed Wide Event and hundreds of volunteers from throughout the 54 square mile watershed will work twelve sites, two of which are right here in Milwaukie.

Volunteers of all ages and abilities will help enhance the creek by remov-



Michelle Bussard

ing invasive species, planting native trees and shrubs, and mulching new plants. Others will help survey salmon and inventory vegetation or learn about naturescaping and composting.

Michelle said those who volunteer will be of benefit to the watershed and to themselves.

"The work parties are valued on so many levels," Michelle said. "It's great exercise, great for community spirit, it's a great educational opportunity, and volunteers are making a difference more than they know."

To learn more about the Watershed Wide Event, or to learn how you can help the JCWC's many other efforts, please call (503) 652-7477. ☒

Library seeks to raise funding

With the defeat of the county-wide library measure last November and more cuts that might result from the City's upcoming budget process, the Friends of the Ledding Library are gearing up efforts to raise money to sustain current services.

Carol Kay, president of the Friends group, says the anticipated loss of \$120,000 from Clackamas County and the potential for more losses adds even more importance to their fundraising efforts.

A new strategy is to prolong the Giv-

ing Tree program that was established this past December. Throughout the year tax deductible donations will be accepted to help keep the library circulation materials current.

Another funding source the Friends are promoting is their annual membership drive. For less than the price of most paperback books, a resident can join the Friends - yearly dues for an Associate Membership are \$5, and for those who would like to give a little more support can purchase a Sustaining Membership

Please see **Library** on page 2



Coffee sessions a hit

This month's Councilor Column is authored by Councilor Joe Loomis. To contact Joe, call (503) 786-7514 or send an email to loomisj@ci.milwaukie.or.us.



On Saturday, Jan. 8th, we had our first "Coffee with Council" and I think it was a great success as we had over 20 folks in attendance.

The idea behind the "Coffee with Council" sessions is to have a less formal interaction between the council and the citizens we represent; more of a neighbor-talking-over-the-back-fence approach. The regular council

meetings and work sessions are formal meetings whereas the Saturday meetings are informal public meetings where we get to hear from you.

The meetings have a very loose agenda. We start out at 8 a.m. with updates from the Neighborhood chairs. Then the direction of the meeting is really driven by the people in attendance and what they want to talk about.

On Jan. 8th we talked about the ground rules: we could talk about almost anything, we would be civil, and in the end (even if we disagreed) it would be a discussion not a shouting match, with everyone leaving on speaking terms.

That led us into conversation about the Oregon open meeting law, which was followed by a lively debate about the Transit Center relocation. The meeting lasted longer than expected, but everyone was still very engaged. No one talked just to hear themselves. People had a lot of things they needed to get off their chests and they were able to do that.

I think it was very healthy. When I left at 11 a.m., there were folks still chatting, friends and foes. The consensus of those who attended was that it was a great forum. The coffee was bad, the donuts were good, and the conversation lively. Many people said they would be back.

So I encourage you to come even if you feel like you don't have something to say because I bet you will find the conversation interesting and may find that you have something valuable to add to the discussion.

So if you're looking for some bad coffee, good donuts, and great conversation, come down and join us at the public Safety Building on the second Saturday of every month from 8 to 9:30 a.m.

Only one person talked just to hear themselves, and I promise to do better next time. ☺

A regional powerhouse

The Pilot would like to introduce another member of the Milwaukie business community to the City's residents by sharing some information about Rudie Wilhelm Warehouse Co., one of the Pacific Northwest's most prominent warehouse and distribution centers.

Rudie Wilhelm Warehouse Co. has made its home in Milwaukie since 1959 and warehouses food that is shipped by rail or truck to grocery outlets like Albertsons, Safeway and Fred Meyer throughout Oregon, Washington, Idaho, Montana, Alaska, Western Canada and Northern California.

Having just signed its biggest contract in company history with an insulation manufacturer, Rudie Wilhelm Warehouse will expand 72,000 more square feet into a fifth building in the North Industrial area to raise its total to 600,000 square feet.

Just to give a sense of how active this operation is, 35 to 40 million pounds of product passes through Wilhelm warehouses in a single month. ☺

Playback times increase

The City of Milwaukie is altering its City Council work session and regular session cable playback schedule so those who want to catch up on past meetings on Government Access Channel 30 can view them both in a single sitting.

In the past the work session and regular session playback schedules were staggered on two different days. The City has changed that, and hopes this will make it easier for citizens to keep up with the going-on's of their local government.

Work Sessions:

Mon., Wed., Fri.: 1 a.m., 6 a.m., 1 p.m., 7 p.m.

Tues., Thurs., Sat.: 2 a.m., 8 a.m., 1:30 p.m., 5:30 p.m., 11 p.m.

Sunday: 7:30 a.m., 2 p.m., 11 p.m.

Regular Sessions:

Mon., Wed., Fri.: 2:30 a.m., 9 a.m., 2:30 p.m., 8:30 p.m.

Tues., Thurs., Sat.: 12:30 a.m., 5 a.m., 10:30 a.m., 7 p.m.

Sunday: 4 a.m., 10 a.m., 6:30 p.m.

Police spot crash areas

Milwaukie's traffic officers point to the intersections of Milport and McLoughlin, Harrison and Highway 224 and Harrison and Oak as the City's most dangerous and ripe for accidents.

Officers caution motorists to simply slow down when approaching these areas and to be mindful of the street signs.

Officer Larry Giddings says most crashes result from people trying to catch a yellow light or making illegal turns. ☺

Library a great spot for kids

The Ledding Library has a full schedule of FREE programs aimed for children of all ages – all you have to do is show up and enjoy! Take a look below and check out all that Ledding Library has to offer.

Saturday Crafts - For ages 6-12

Feb. 19th at 2 p.m.: Clay spiky porcupine craft for ages 6-12.

Feb. 26th at 2 p.m.: Arts & crafts for ages 6-12.

Talk Back to Books - For ages 10 & up

Feb. 17th at 4 p.m.: A book group for young teens ages 10 & up.

Weekly Storytimes, Ages 2-5

Beginning February 1st & 2nd

Tuesdays at 1 p.m.: *Preschool Storytime.*

Tuesdays at 6:30 p.m.: *Preschool Storytime. Ages 3-5.*

Wednesdays at 6:30 p.m.: *Toddler Storytime. Ages 2-3*

Library from page 1

at \$10.

The Friend's other main source of income is its annual Book Sale, which will be held this year on June 17-18-19. The community can assist with donations of books, CDs, videos, tapes, records, sheet music and gift items for the gift table; and, of course, by attending the sale.

And remember, all donations are tax deductible. ☺

City project serves as model

Milwaukie's North Main Village development stands as the first project in the region to receive funding under Metro's newly created Urban Centers program and now serves as the "Milwaukie Model" when Metro considers allocating funding to similar projects.

At the Dec. 21st Council meeting former Milwaukie councilor and current Metro Councilor Brian Newman presented a check of \$455,000 for the development of the North Main project and explained the Urban Centers program grew from his desire to allocate regional transit oriented development (TOD) dollars to cities in Metro's jurisdiction that are not served by light rail.

In the summer of '04 Newman introduced an ordinance establishing the Urban Centers program to give other cities access to Metro TOD funds.

Newman says Milwaukie's North Main Project is now known at Metro as the "Milwaukie Model."

Newman says the project serves as the perfect model because it has established the parameters for other jurisdictions seeking similar funding in that: the City controls the site, a partnership exists between the developer and the City, there is strong political support from the City Council, and the City dedicated staff to work the project. ☒

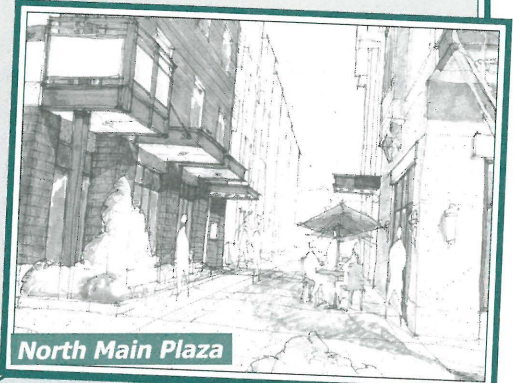
North Main gains financing

The North Main Village project developers picked up key funding, in addition to the Metro dollars (see story to the left), when it received a \$150,000 pre-development loan from the state Oregon Housing and Community Services department.

This funding will enable the developers, Main Street Partners, LLC, to pay the architects and engineers for the construction documents needed to obtain the building permit that's necessary for construction. Construction of the development is expected to begin in late June 2005.

In a related development, the City has selected Harper Houf Peterson Righellis (HHPR) to design and engineer the offsite public improvements such as the 21st Street extension, side-

walk and streetscape improvements and the possible undergrounding of overhead utilities. The design and engineering work is expected to be completed in June. ☒



North Main Plaza

City Hall's display case on the first floor has illustrations of all of the buildings proposed for the North Main project. Stop by and check them out!

Leaf collection a great success

This past fall the City of Milwaukie conducted its first leaf disposal program.

The aims of the effort were three fold: to promote public participation, to reduce the amount of work needed to sweep and unclog the City's stormwater drains and to improve fish habitat by raising the quality of stormwater that's released to our waterways.

There were four drop sites spread throughout the City on four different

dates and a great number of residents took advantage of the free service. All told, Milwaukie citizens dumped 57,230 pounds of leaves – roughly the same weight as two automobiles!

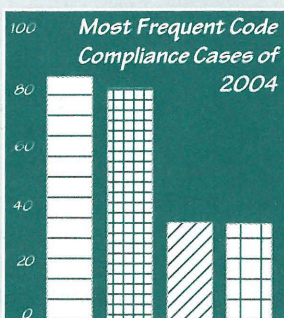
The City would like to thank all of those who participated and encourage even more residents to take part in this year's program.

Check out future editions of *The Pilot* for additional details. ☒

The City Code Corner

It's never too late to make a New Year's resolution, right? Here's a graph of the top Code violations that the Code Compliance department tackled in 2004, and here's to making the resolution not to contribute to the list in 2005.

If you have any questions about what these infractions are, please call Code Compliance Coordinator Less Hall at (503) 786-7564. ☒



Council examines rates

The City of Milwaukie is proposing to increase stormwater rates beginning July 1st to offset the increased costs associated with new regulatory requirements governing drywells, the increased costs of construction and maintenance and the need to fund depreciation of the stormwater system.

The storm water rate has not been adjusted since 2000.

The proposed increase would be implemented gradually over a period of five years in order to minimize the impact on ratepayers.

The proposal is to increase the rate from \$6 to \$9.15 per month on billings prepared on or after July 1, 2005, and then rise incrementally over the next four years until it levels out at \$15 per month in 2009.

Anyone interested in the proposed stormwater rate increase is encouraged to attend the City Council public hearing scheduled for March 15th, at 7 p.m., in the City Hall Chambers.

If you have any questions, feel free to contact Engineering Director Paul Shirey at (503) 786-7601. ☒

AROUND TOWN

The Around Town section gives elected Neighborhood Leaders an opportunity to interpret issues facing their community as well as promote greater neighborhood involvement. As a result of this open forum the opinions presented may not always represent the attitudes of the City or of the author's entire Neighborhood. The Pilot and its participating Neighborhood Officers welcome your feedback. Please see page six for contact information.

LEWELLING

Written by Jeff Klein, Chair

NEXT MEETING'S INFO:

When: Feb. 3rd, 7 p.m. • Where: Lewelling Elementary

At our Jan. 6th meeting we as a group decided that along with the development of the park that we are focusing our efforts on getting sidewalks along Logus Road.

Lewelling Elementary will be the last school in the area that doesn't have sidewalks on the street it faces. Many of the attending students walk Logus Road and without curbs or sidewalks it makes navigation a tricky situation.

From talking to residents it seems to be the main issue in Our Neighborhood and has been for a very long time. It is a very expensive project but one worthy of our time. A lot of research has already been done on the project, our job is to bring all that information back together, update it, add anything new

and start making noise. More will be discussed at the next meeting.

Speaking of the next meeting, we have scheduled Gramor Development to come and speak to us about the proposed development opposite the Marketplace on Oak Street. The idea is to remove the houses and build retail space and restaurants. This will impact Our Neighborhood so if you have questions I encourage you to attend.

At the last meeting our members unanimously voted in support of our Mayor, Council, and the staff of our City. The decisions they make and the job that they do may not be easy but it is done to help all of Milwaukie. The Lewelling Neighborhood would like to thank them for the job they have done and continue to do.

HECTOR CAMPBELL

Written by David Aschenbrenner, Chair

NEXT MEETING'S INFO:

When: Feb. 14th, 7 p.m.

Where: Public Safety Building

Thanks to all who turned out on Jan. 8th to plant plants in Homewood Park. Yes, the turnout was small but a lot of plants were planted and it was a beautiful sunny day.

Here is what is happening in our part of the City: The King Road Redevelopment project is moving on and there are three new houses being constructed in the Neighborhood.

You would think that there is not much space left to build in our Neigh-

borhood but somehow developers are still able to find space. Our land use committee reviews all these new development permits.

If you want to be a member please let me know.

Did you know that you can now sit down with the City Council, have a cup of coffee and share your issues with them on an informal basis?

This happens on the second Saturday each month at 8 a.m. at the Public Safety Building. No cameras, just citizens and the Council.

The City budget process for 2005-06 is just around the corner. The budget committee will be looking for your input on



Neighbors work hard at the last work party

how the City spends your money. The meetings are open to the public with time set aside for public comments.

You can also share your concerns at your Neighborhood meeting or to the City Manager directly.

ARDENWALD/J.C.

Written by Carlotta Collette, Chair

NEXT MEETING'S INFO:

When: Feb. 8th, 6:30 p.m. • Where: Ardenwald Elem.

We had a full house at our January Neighborhood meeting and we were pleased to welcome a handful of new members.

After a report that crime is on the rise in Ardenwald, we decided to look into setting up a Neighborhood block watch program. We'll be exploring this more with Portland's Crime Prevention staff and Milwaukie's Neighborhood staff. We should have a report on our findings at the February meeting.

We're also interested in getting those good-looking street sign-toppers to identify our Neighborhood streets. Other com-

munities have added the sign-toppers and we agree they help enhance the sense of Neighborhood.

In addition, we've begun planning our spring garden tour. Six people volunteered to get the ball rolling (or should I say, "to plant the seeds"). The tricky part will be making a tour small enough so people can walk from garden to garden, but not so small that we miss any Neighborhood gems. Watch *The Pilot* for more information.

Finally, we heard in mid-January about the death of yet another great Ardenwald character: Allan deLay. Allan was active in Milwaukie and Portland for more than a half-century.

He was 89 when he passed away. The family, which includes blues man Paul deLay, plans a memorial in May, when Allan would have turned 90.

AROUND TOWN

HISTORIC MILWAUKIE

Written by **Ed Zumwalt**, Chair

NEXT MEETING'S INFO:

When: **Feb. 14th, 6:30 p.m.**

Where: **Milwaukie Elementary**

At the Planning Commission meeting of Jan. 11th the commission heard comments both pro and con regarding a proposed commercial development on Oak Street opposite Milwaukie Marketplace.

Gramor Development is calling for the demolition of existing homes to make way for a new shopping center.

Most of the comments against were

aimed at the many traffic problems involved and changes needed to make the project feasible. The intersection of Highway 224, Oak and Washington, already a white-knuckle trip, would need extensive rework; driveways in the Marketplace and the new center would have to be engineered so that Oak Street isn't a constant snarl; north of the project the railroad crossing, the Oak and Monroe intersection, and the curves past the Public Safety Building to Harrison all would require considerable attention. Monroe and Highway 224, where usually only one car at a time can cross the express-

way, will require tight timing changes, as will Highway 224 at Harrison and Washington Streets.

The largest problem for our Neighborhood is the heavy traffic generated by the development.

Several citizens worried the project would curtail redevelopment of our City core, but that is a moot point: the fate and future of the target site were set when the Marketplace was built.

Downtown revitalization must depend on interest created by the North Main Village project and the magnet of a newly developed Riverfront.

LAKE ROAD

Written by **Debby Patten**, Secretary & Treasurer

NEXT MEETING'S INFO:

When: **Feb. 9th, 6:30 p.m.** • Where: **Clackamas ESD**

At our last month's meeting we discussed our responsibilities for "adopting" Century Park. We selected a subcommittee to choose flowers and we will be heading out in the next few weeks to purchase them. We would appreciate any offers of help to plant the flowers — it's a great way to volunteer and to make our Neighborhood more beautiful!

You can contact me at (503) 653-7908 if you're interested in helping out in any way . . . there's always lots to do!

We had a lot more great ideas at the meeting, including fixing the tennis net at the park and starting a community garden. We will definitely be discussing the community garden at the next meeting, so if you have some ideas or experience with them, we'd love to hear from you.

We also had a general discussion about developments in and around the Neighborhood, including the Gramor Development (see page 1). As always, there is a lot going on in Milwaukie and attending the Neighborhood meetings is a great way to stay informed.

And if all the above isn't enough reason to attend a meeting, we even supply snacks and coffee! So come out on Feb. 9th, introduce yourself, and be a part of your Neighborhood.

ISLAND STATION

Written by **Lisa Batey**, Chair

NEXT MEETING'S INFO:

When: **Feb. 17th, 6:30 p.m.** • Where: **Milwaukie Grange**

The chance to meet Code Compliance staff brought out a near record turnout at our January meeting. Thanks to Les Hall and Tim Salyers for coming and fielding a barrage of questions and clarifying some issues of concern to our residents.

In other business, the Neighborhood Association approved a letter to City and Clackamas County officials strongly urging removal of the Kellogg Creek Treatment Plant. We also encourage other Neighborhoods and especially the business community (are any of you reading this?) to register your support for the removal of "Old Stinky" and the consolidation of wastewater treatment in Oregon City.

Next month we will be discussing ideas for use of Neighborhood Grant funds, so please give some thought to projects that could benefit the Neighborhood or the wider community. We also hope to have the owners of the new BMX track talk about their operation, so please join us next month..

Please note, our meeting minutes are now posted to the City's website at <http://www.cityofmilwaukie.org/nda/island.html>. And as always, if you want to be added to our e-mail list so you can receive updates on City and regional issues, send your address to me at lisabatey@prodigy.net.

LINWOOD

Written by **Dolly Macken Hambricht**, Chair

NEXT MEETING'S INFO:

When: **Feb. 10th, 7 p.m.**

Where: **Linwood School Library**

Officer Jess Riley from Milwaukie's Police Department attended our January meeting and he updated folks regarding the juveniles caught near Drake and 42nd Avenue solving some 14 Citywide open-case burglaries. Jess emphasized the importance of citizens reporting suspicious

activities, which lead to this capture and he gave a few safety tips about residential burglary prevention and answered general questions.

Barbara Linder gave us a presentation about the new BMX indoor bicycle track preparing to open at the old Hannah site near Highway 224 and McLoughlin Boulevard. She indicated that donations of bikes and helmets would be appreciated for some children who may not be able to afford to participate otherwise.

Keith Jones of the City's Planning De-

partment gave updates on the future Panattoni development (between Harmony and Railroad Ave's.), the Ukrainian Bible Church proposal (on Stanley Ave.), and advised that a portion of the old Sentry Market Site at Wichita Town Center is slated to become *Child's Gym*, which will offer classes in gymnastics to kids from 18 months to 14 years old.

Yvette, from *Yvette's*, a new flower and art gallery in downtown, was on hand to acquaint us with her business and she held a drawing for some of her wares.



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
MCH - Milwaukie City Hall, 10722 SE Main Street PSB - Public Safety Building, 3200 SE Harrison Street JCB - Public Works Building, 6101 SE Johnson Creek Blvd. MC - Milwaukie Center, 5440 SE Kellogg Creek Drive LED - Ledding Library, 10660 SE 21st Avenue		5:30pm City Council Work Session, (MCH) NEW MEETING TIME! 7:00pm City Council Regular Session, (MCH)		7:00pm Lewelling NDA, (Lewelling Elementary)		Saturday Music Program Ledding Library 2-3 p.m. Admission is free
6	7	8	9	10	11	12
	6:00pm Design and Landmarks Commission, (MCH)	6:30pm Planning Commission(MCH) 6:30pm Ardenwald/Johnson Creek NDA, (Ardenwald Elementary) 6:00pm Riverfront Board (MCH)	6:30pm Lake Road NDA, (Clackamas ESD)	7:00pm Linwood NDA, (Linwood Elementary)	10:00am Milwaukie Center/Community Advisory Board (MC)	Saturday Morning Council Meeting 8 a.m. Public Safety Building
13	14	15	16	17	18	19
	6:30pm Historic Milwaukie NDA, (Milwaukie Elementary) 7:00pm Hector Campbell NDA, (Public Safety Building)	5:30pm City Council Work Session, (MCH) 7:00pm City Council Regular Session, (MCH) NEW MEETING TIME!	6:00pm Citizens Utility Advisory Board (JCB)	6:30pm Island Station NDA,(Milwaukie Grange)		
20	21	22	23	24	25	26
		6:30pm Planning Commission (MCH) 7:00pm Parks and Recreation Board (MCH)		6:00pm Public Safety Advisory Board, (PSB)		
27	28					
	6:30pm Ledding Library Board, (LED)					

NEIGHBORHOOD ASSOCIATION INFORMATION

ARDENWALD AND JOHNSON CREEK
Meetings held on second Tuesdays
6:30 p.m., Ardenwald Elementary
Chair, Carlotta Collette, (503) 653-5771
email: carlottacollette@comcast.net

HECTOR CAMPBELL
Meetings held on second Mondays
7:00 p.m., Public Safety Building
Chair, David Aschenbrenner, (503) 654-4258
email: dlasch@comcast.net

HISTORIC MILWAUKIE
Meetings held on second Mondays
6:30 p.m., Milwaukie Elementary
Chair, Ed Zumwalt, (503) 654-2493
email: PEMCZUM@aol.com

ISLAND STATION
Meetings held on third Thursdays
6:30 p.m., Milwaukie Grange
Chair, Lisa Batey, (503) 353-1825
email: lisabatey@prodigy.net

LAKE ROAD
Meetings held on second Wednesdays
6:30 p.m., Clackamas ESD
Chair, Bob Moore, (503) 794-2946
CoChair, Susanna Pai, (503) 654-8693

LEWELLING
Meetings held on first Thursdays
7:00 p.m., Lewelling Elementary
Chair, Jeff Klein, (503) 653-8639
email: jeff@jkws.com

LINWOOD
Meetings held on second Thursdays
7:00 p.m., Linwood Elementary
Chair, Dolly Macken Hambricht, (503) 659-8908

NEW!

Meeting Broadcast Information Channel 30:

City Council Work Sessions:
Mon., Wed., Fri.: 1 a.m., 6 a.m., 1 p.m., 7 p.m.
Tues., Thurs., Sat.: 2 a.m., 8 a.m., 1:30 p.m., 5:30 p.m., 11 p.m.
Sunday: 7:30 a.m., 2 p.m., 11 p.m.

City Council Regular Sessions:
Mon., Wed., Fri.: 2:30 a.m., 9 a.m., 2:30 p.m., 8:30 p.m.
Tues., Thurs., Sat.: 12:30 a.m., 5 a.m., 10:30 a.m., 7 p.m.
Sunday: 4 a.m., 10 a.m., 6:30 p.m.

The City of Milwaukie looks forward to any questions or suggestions you might have. Please drop us a line or give us a call.

 Neighborhood Services
10722 SE Main Street
Milwaukie, Oregon 97222
Phone: (503) 786-7503
email: wheeler@ci.milwaukie.or.us

CITY OF  City of Milwaukie
10722 SE Main Street
Milwaukie, Oregon 97222
To reach the City by phone:
MILWAUKIE (503) 786-7555

Presorted
Standard
ECRWSS
U.S. Postage
PAID
Portland, OR
Permit 990

Postal Customer