



Work Session

WS

Milwaukie City Council

COUNCIL WORK SESSION

City Hall Council Chambers
10722 SE Main Street
www.milwaukieoregon.gov

AGENDA

FEBRUARY 19, 2019

Note: times are estimates and are provided to help those attending meetings know when an agenda item will be discussed. Times are subject to change based on Council discussion. **Page #**

1. **South Downtown (SoDo) Update – Discussion** (4:00 p.m.) **1**
Staff: Leila Aman, Development Manager
2. **Safe Access for Everyone (SAFE) Program Update – Discussion** (5:00 p.m.) **5**
Staff: Kelly Brooks, Assistant City Manager
3. **Adjourn** (5:30 p.m.)

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Executive Sessions

The City Council may meet in Executive Session pursuant to ORS 192.660(2); all discussions are confidential and may not be disclosed; news media representatives may attend but may not disclose any information discussed. Executive Sessions may not be held for the purpose of taking final actions or making final decisions and are closed to the public.

Meeting Information

Times listed for each Agenda Item are approximate; actual times for each item may vary. Council may not take formal action in Study or Work Sessions. Please silence mobile devices during the meeting.



COUNCIL WORK SESSION

City Hall Council Chambers
10722 SE Main Street
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MINUTES

FEBRUARY 19, 2019

Mayor Mark Gamba called the Council meeting to order at 4:02 p.m.

Present: Council President Lisa Batey; Councilors Angel Falconer, Wilda Parks, Kathy Hyzy

Staff: Assistant City Manager Kelly Brooks	City Recorder Scott Stauffer
Associate Engineer Tessie Prentice	Community Development Director Alma Flores
City Attorney Justin Gericke	Climate Action and Sustainability Coord. Natalie Rogers
City Manager Ann Ober	Development Manager Leila Aman

1. South Downtown (SoDo) Update – Discussion

Ms. Aman summarized that the SoDo Improvement Project pulled together seven projects that were scheduled to occur over several years into one project that would be done in about 12 months. She explained the benefits of this approach, including efficiency, cost effectiveness, and limited street closure impacts. She noted other projects that were going on at the same time in the SoDo area. She provided project phase timelines, noting the plans to lower the Main Street underpass and the Washington and Main streets sewer pipe replacement. **Councilor Batey** asked about the stormwater line and if it was going into a treatment pond and **Ms. Aman** said she would get back to her with an answer.

Ms. Aman noted staff working on the SoDo project and reviewed the project resources online. She reported that staff had received positive feedback about the project.

Councilor Batey asked about a timeline on the adjacent Axletree project and when the sidewalks would be reopened. **Ms. Aman** explained when frontage improvements along Main and Washington streets would be installed, suggesting sidewalks would be installed by late summer.

Mayor Gamba asked about the type of bulb-out designs that would be used at Washington and Main streets. **Ms. Aman** said they were based on the city's public area requirements. **Mayor Gamba** asked if there had been any traffic backups at Washington Street and 21st Avenue. The group discussed their observations and agreed that there did not seem to be any significant traffic problems at the intersection.

Council President Falconer wondered if the city should maintain open sidewalks during construction, even if it means closing traffic lanes. The group discussed the importance of safe spaces for pedestrians. **Councilor Batey** and **Council President Falconer** wondered if the 21st Avenue sidewalk could be taken out of the Axletree construction zone and made available for use. **Councilor Hyzy** noted her personal experiences on the corner of Main and Washington where cars have had a difficult time seeing her. She thought a sign reminding to look for pedestrians may be helpful.

Council President Falconer asked when the plaza would be finished. **Ms. Aman** reported that the city was hiring a Construction Manager / General Contractor (CMGC) for that portion of the project and it would be one of the last elements put in. She reported the project team had been in contact with the Milwaukie Sunday Farmers Market to reopen the market in south downtown in May 2020.

Councilor Hyzy noted the amount of outreach staff had done. She asked if this was the way to conduct another major project of similar magnitude. She asked how much staff time was realistic to provide all the outreach, coordinating, and branding. **Ms. Aman** thought a lot of lessons had been learned and could be applied to other projects.

Ms. Aman provided an update on the Coho Point at Kellogg Creek project. She reported there would be an open house on March 6 to discuss the project. She also noted upcoming public meetings on the project with the city's Design and Landmarks Committee (DLC), the community, and council. She added that a survey would be available online for those unable to attend a meeting.

2. Safe Access for Everyone (SAFE) Program Update – Discussion

Ms. Brooks provided an overview of the staff report. She reported that the city had hired JLA Public Involvement consultants to help with public outreach. She provided an update on the Linwood Avenue and Monroe Street temporary diverter. **Councilor Batey** noted her experience at the intersection and believed there would be an impact on traffic flow. She wondered if there would be a way to quantify the impact. **Ms. Brooks** reported that the city was working with the county on a traffic analysis. She also noted that the full Linwood SAFE project would include an additional traffic analysis. The group discussed the possibility of signs notifying people about the diverter before they come up to it while driving. Council suggested a sign at 42nd Avenue noting that Monroe was not a through street after Linwood Avenue.

Ms. Brooks discussed the Sellwood SAFE project. She noted there had been stormwater issues at 30th Avenue and Sellwood Street and that section would not get new sidewalks for now. She reported that the Madison Street and 30th Avenue portion of the project was 70% complete. She explained that the Sellwood Street portion was about 40% complete. She provided photos of concrete being poured. **Council President Falconer** noted the significance of the project being funded with SAFE funds and not Street Surface Maintenance Plan (SSMP) funds.

Ms. Brooks noted the ongoing challenges that had occurred during the project involving trees, grading at driveways, shallow water service lines, limited Right-of-Way (ROW) space, and issues outside of scope. **Ms. Prentice** discussed the shallow water service lines. She believed the lines were not originally built to city standards. She explained the issues they had encountered and noted what was being done to fix them.

Ms. Brooks continued to explain the ongoing project challenges. She provided photos of trees being preserved and noted modifications that were being made to preserve trees. She provided photos of three trees that would need to be removed due to root damage and poor health. **Ms. Prentice** noted the city's desire to save the trees and provided more details on why they needed to be removed.

Ms. Brooks provided an overview on the Ardenwald SAFE project. She reported that construction had started today. She noted there were now two active SAFE projects and designs of future SAFE projects were in the works.

Mayor Gamba asked when Lake Road would be completed. **Ms. Prentice** said it was scheduled to be repaved in the summer but it depended on if the high school construction would be done in time. She clarified that there was no SAFE project identified on Lake Road, since there were existing sidewalks.

The Council expressed excitement that SAFE projects were in progress.

Clackamas Cities Association (CCA) Dinner Update – moved from 2/19 RS

It was noted that the topic was being moved up from the February 19 regular session.

Mr. Stauffer reported that the city had secured CCA dinner hosting dates for June 2019 and June 2020. He summarized actions take for the 2019 dinner, noting that two downtown Milwaukie locations had been identified. He discussed event program logistics and noted staff had drafted a walking tour route in response to council's previous feedback to focus on SoDo projects and Milwaukie Bay Park. He explained the costs associated with holding the dinner at the park or the Masonic Lodge. He reported staff concerns about a walking tour crossing McLoughlin Boulevard and about potentially closing the park to the public during the event. **Councilor Batey** believed fishing season would be over by then and did not envision closing the entire park. **Ms. Ober** clarified that the tent space needed would take up most of the parking, like the Winter Solstice event, so the park would need to be at least partially closed.

Mr. Stauffer reported that it was the staff recommendation to hold this year's dinner at the Masonic Lodge and to feature a downtown walking tour. **Ms. Ober** noted the possibility of holding the June 2020 dinner at the newly constructed Ledding Library.

Councilor Parks observed that the goal was to show off downtown and the park. She was not in favor of holding the dinner at the park, due to the expense. She remarked on staff's concerns about the walking tour crossing McLoughlin Boulevard and noted previous CCA dinners she had attended where attendees were able to do a walking tour at their own pace. She suggested a similar concept for this tour.

Councilor Batey wondered if the cocktail hour could be held in the park and the dinner could be held at the lodge. **Councilor Hyzy** noted that it could still be raining in June. **Ms. Ober** noted the sunset time and the need to provide shade for the sun reflecting off the water. **Councilor Batey** suggested parking at the Coho site, drinks at the waterfront, and the lodge for dinner. **Councilor Parks** and **Councilor Batey** discussed where it would make the most sense for parking. **Ms. Ober** was not sure of the parking agreement at the Coho site and noted it would be during high construction season.

Councilor Batey and **Councilor Parks** discussed how to cross McLoughlin Boulevard. **Ms. Ober** clarified that if the cocktail hour was at the park, there would not be a bar at the dinner location. **Councilor Hyzy** noted that a cocktail hour at a different location still sounded expensive and required more staff. **Ms. Ober** agreed it would complicate things and did require more staff time. She noted that staff was open to what council wanted. She suggested it could be a smaller event this year and larger next year with the library. The group discussed the benefits of highlighting the park.

Councilor Batey suggested holding the cocktail hour at the food cart pod. **Ms. Ober** noted specifics that would need to be worked out. She observed that it was an easier venue than the park. **Mayor Gamba** noted potential timing issues to fit everything in.

Ms. Ober asked council for topics that they wanted the tour to highlight. **Councilor Hyzy** and **Mr. Stauffer** clarified the tour map had been repurposed from other projects and would be retailored to the event. The group discussed potential walking routes.

Mayor Gamba observed that SoDo was a full enough topic and it was difficult to talk about various projects at once. He also noted the time constraints of a 70-person tour crossing McLoughlin Boulevard.

Mr. Stauffer summarized that staff would reserve the Masonic Lodge. He suggested a tentative schedule of starting the cocktail hour at the food cart pod at 5:30 p.m. with parking available around downtown. **Council President Falconer** suggested looking into the ability for parking at Park Avenue Station to take Max to the food carts. She suggested the city could subsidize TriMet tickets to encourage the use of Max. **Ms. Ober** said staff would look into Max tickets and noted that some attendees may not be very mobile. She pointed out parking locations around downtown.

Mr. Stauffer summarized that walking tours could start at 6 p.m. and mainly highlight SoDo project areas. He asked if the tours were crossing over into the park. **Ms. Ober** suggested multiple tours could take place. **Council President Falconer** believed there needed to be visuals at the park to help explain what the plans were. **Mayor Gamba** suggested handouts would be easier.

Mr. Stauffer summarized a tour group would cross McLoughlin Boulevard to the park, and that there would be park handouts. The plan would be to meet at 6:45 p.m. at the Masonic Lodge for dinner at 7 p.m. Then from 7:30 p.m. to 8 p.m. staff would provide a discussion on topics, with a wrap-up around 8:15 p.m. He noted staff would take this schedule and work on the details. **Ms. Ober** observed that with only 30 minutes it would be a higher-level discussion about the general vicinity of the topics. Council expressed agreement with the tentative plan.

3. Adjourn

Mayor Gamba adjourned the Work Session at 5:30 p.m.

Respectfully submitted,



Amy Aschenbrenner, Administrative Specialist II



CITY OF MILWAUKIE

Memorandum

To: City Council
From: Alma Flores, Community Development Director
CC: Ann Ober, City Manager
Date: February 15, 2019
Re: Community Development Department Projects - City Council Update for February 19, 2019 Council meeting

Community Development/Housing/Economic Development ▪ Milwaukie Housing Affordability Strategy: 2018-2023 ▪ Housing Authority of Clackamas County: Hillside Manor rehabilitation and Hillside Master Plan ▪ Cottage Cluster Feasibility Study ▪ The Clackamas County Homeless Coalition Work ▪ Milwaukie Station Food Cart Pod ▪ Business Support During Construction • Signage • Tourism Grant ▪ South Downtown ▪ Coho Point at Kellogg Creek	Building ▪ January 2019 review to come
Planning ▪ Comprehensive Plan ▪ Land Use/Development Review: • City Council • Planning Commission ▪ Design and Landmarks Committee	Engineering ▪ Traffic Control ▪ Engineering Projects

COMMUNITY DEVELOPMENT/ECONOMIC DEVELOPMENT/HOUSING

Milwaukie Housing Affordability Strategy (MHAS): 2018-2023

- Our Housing Affordability Website (<https://www.milwaukieoregon.gov/housingaffordability/>) continues to be updated regularly as our implementation work progresses.
- Implementation of the plan itself (https://www.milwaukieoregon.gov/sites/default/files/fileattachments/community_development/page/78261/final_mhas_report.pdf): There are currently 19 short-mid actions to implement, of which four have been fully completed: In addition to hiring the city's first housing and economic development coordinator, actions 1.1.1, engage with

Metro's Equitable Housing Program's pursuit of a general obligation bond for affordable housing and advocate for a Milwaukie project, 1.12, develop and maintain a database of available properties (all zones) to market to developers, and 2.4, support and promote programs that provide financial assistance for seniors and low-income homeowners to remain in their homes have been completed, but will need periodic maintenance as new programs and tools become available.

Housing Authority of Clackamas County (HACC): Hillside Manor Rehabilitation and Hillside Master Plan

- On February 12th and 13th, City staff met with the Housing Authority and their consultants to continue discussing the planning and zoning process for the Hillside Master Plan.
- A public Hillside Master Plan Charette will be hosted on Thursday February 21st at the Ardenwald Elementary School from 6:30 to 8:30pm. The event is now posted on the City of Milwaukie's calendar <https://www.milwaukieoregon.gov/communitydevelopment/hillside-master-plan-community-design-workshop> and was included in the February issue of The Pilot. This open house will help develop and refine design concepts from a community perspective. Staff continues to dedicate time to monthly stakeholder meetings and planning committee meetings with the County and consultants. Visit the county's website periodically for updated information at <https://clackamas.us/housingauthority/hillsidemasterplan.html>

Cottage Cluster Feasibility Study

- The Stakeholder Advisory Group (SAG) met for the third time on Friday, February 1st, 2019. Please visit the website for the meeting presentation and corresponding materials on the project— <https://www.milwaukieoregon.gov/communitydevelopment/cottage-cluster-feasibility-study>. A parallel study of Accessory Dwelling Unit zoning code has begun and a panel of experts met on February 14th to inform the initial development of the code modifications.
- A "Middle Housing Options in Milwaukie: ADU's and Cottage Clusters" Open House has been scheduled for Wednesday, April 3rd from 5:30-7:30pm at the Public Safety Building. The public will have the opportunity to provide feedback on preliminary code modifications before a work session with Planning Commission and City Council in mid-April.

The Clackamas County Homeless Coalition Work

- Staff attended the monthly Clackamas County Homeless Coalition on February 13th. The executive team has been contacted by various groups wanting to collaborate on project proposals across the County. The group spent most of time working on the strategic planning analysis. Staff took 40 copies of the Street Roots booklets and has distributed them to City Hall, Library and Johnson Creek Facility.

Milwaukie Station Food Cart Pod

- Staff will be going before Council on Tuesday March 5th to discuss a two-year lease renewal for the Milwaukie Station Food Cart Pod.

Business Support During Construction

- Signage - Working with the Downtown Milwaukie Business Association (DMBA) and other downtown business staff placed about a dozen signs to alert people to shop in Downtown Milwaukie to support businesses during construction. Now that construction

on South Downtown is fully underway staff are working to develop a series of business specific signs to place in strategic locations throughout South Downtown to help further awareness of businesses operating in the construction zone.

South Downtown

- Construction on City projects commenced on January 7th beginning with the underpass.
- Night work on Main Street has begun as crews begin installing storm and water infrastructure along Main Street from the post office to Washington Street, and on Washington Street from Main Street to 21st Avenue.
- Staff Will be attending monthly NDA meetings and working with the DMBA. Weekly updates to the South Downtown subscriber list are being sent every Thursday to ensure that community members have the most up to date information.
- Staff have also developed a parking map for the downtown that illustrates where parking is currently closed and have provided additional permit parking to make up for permit parking lost due to construction.
- Visit the South Downtown website for up-to-date information:
<https://www.milwaukieoregon.gov/southdowntown>

Coho Point at Kellogg Creek

- A community open house has been scheduled for March 6, 2019. The design team will also be seeking advisory input from the Design Landmarks Committee on March 4th. A presentation to Milwaukie City Council on the schematic design will be presented on April 2nd.

PLANNING

Comprehensive Plan Update

- On Monday, February 4, the Comprehensive Plan Advisory Committee (CPAC) held their first meeting to address housing policies. Future CPAC housing meetings are scheduled for the third Monday of the month from March through June.
- The first CPAC meeting for Block 3 is scheduled for Monday, March 4. Block 3 topics include Public Facilities, Natural Resources, Environmental Quality, and Urban Design. at the Public Safety Building.

Land Use/Development Review¹

- City Council
 - A-2018-002 – The City Council approved an application for expedited annexation of 10120 SE Wichita Ave on February 5.
 - ZA-2018-004 – On February 5, the City Council approved a set of code amendments intended to clarify and correct various development-related code sections. A final package of code amendments addressing green building height bonuses and height variances will be heard on March 5.
 - ZA-2018-002, CPA-2018-002 – On February 19, the Council will consider a zone change and comprehensive plan amendment for 4 properties on Railroad Ave. The proposal would result in a zone change from R-7 to R-5. The owner of one of the four properties is expected to submit an application to subdivide at a later time

¹ Only those land use applications requiring public notice are listed here.

this year.

- Planning Commission
 - AP-2019-001 – On February 12, the Planning Commission held a public hearing to consider an appeal of the Planning Director's Type II approval of a 2-lot partition at 10244 SE 43rd Ave . The Commission continued the hearing to March 12 so staff can revisit the original analysis of rough proportionality and coordinate with the applicant as needed to identify a partition option that does not include a requirement to dedicate public right-of-way for a future connection to White Lake Rd.
 - CU-2018-004 – On February 12 the Planning Commission approved an application for a vacation rental at 3316 SE Washington St.
 - CU-2018-003 (master file) – The application for a 170-unit senior housing development at 13333 SE Rusk Rd is scheduled for a public hearing with the Planning Commission on February 26.
 - The Notice of Decision has been issued and the appeal period ends on February 28.
 - VR-2019-001 – The notice of decision for the application for a Type II variance to the minimum rear yard setback, minimum vegetation, and maximum fence height for the property at 2024 SE Eagle St has been issued. The appeal period ends on February 25.
 - NR-2019-001 – The notice of decision for the application for a Type II Natural Resources review for the Kronberg Park Path project has been issued. The appeal period ends on February 27.
 - VR-2019-002 – A variance has been requested from the driveway width standards of MMC Section 12.16.040.F for the property at 5485 SE Harlene St. The existing driveway serves as a de factor turnaround for the dead-end street. A public hearing with the Planning Commission is scheduled on March 12.
 - R-2019-002 – An application for a Type II replat of the properties at 9147 & 9129 SE 29th Ave has been deemed complete and is out for referral and comments. The proposal would adjust the boundary between the 2 subject properties and would result in a new developable lot created out of the western half of 9147 SE 29th Ave.

Design and Landmarks Committee (DLC)

- The DLC's next meeting is March 4, 2019. The group will hear a presentation on the preliminary design for the Coho Point project and will continue their work to update the Downtown Design Review process as time allows.

BUILDING

January 2019 review to come

ENGINEERING

Traffic Control:

- A Linwood and Monroe safety improvements pre-installation meeting was held on 12/19 with Clackamas County. A general understanding was reached regarding maintenance of the interim striping, signing, plastic curbs, and delineators. Installation is slated for the first striping permissible weather day. Public outreach continues. The future Monroe Greenway Project will redevelop the intersection with new maintenance needs. The

pedestrian crossing funded by PCC Structural across Johnson Creek is proceeding. PCC is contacting firms and the traffic regulation is being finalized with the report submitted by DKS engineering.

Engineering Projects:

South Downtown Improvements:

- SODO has truly begun! The Notice to Proceed was issued and Main street was closed on January 7th. Construction crews are installing utilities on the southern portion of Main Street and night utility work is scheduled to begin at the end of the month.

Ardenwald SAFE Project:

- Construction to begin February 19, 2019 and should be completed by May 2019.

Sellwood / 30th / Madison SAFE Project:

- Construction has started. 30th Avenue is almost complete and work has begun on Sellwood Street. Project is scheduled to be complete by March , 2019.

Asphalt Pavement Overlay:

- Remaining two items are weather dependent and should be completed between rain storms.

Public Works Standards update:

- The 30-day review period is complete. Updated Public Works Standards are available as PDF on the City website.

Kellogg Creek Bridge:

- The project is complete and working on close out.

Riverfront Park Bank Repair:

- The project is complete and working on close out.

Milwaukie Bay Park Pedestrian Bridge A Repair:

- The project is complete and working on close out.

Kronberg Park Multi-Use Walkway:

- ODOT has received final submittal for review and the City is anticipating any comments from ODOT in the next two weeks. Building permits have been submitted. The City is splitting the contract into two, in order to have tree removal complete by March 1, 2019.

Linwood Avenue Improvements:

- RFP for engineering design services is planned to go out 2.14.2019. Project consists of sidewalk, bike lanes, stormwater improvements and intersection safety devices, from Harmony Road to Monroe Street. We anticipate contract to be executed early May.

COUNCIL STAFF REPORT

To: Mayor and City Council
Ann Ober, City Manager

Date Written: Feb 15, 2019

Reviewed: Jennifer Garbely, Assistant City Engineer
Kelly Brooks, Assistant City Manager, and Alma Flores, Community Development Director

From: Leila Aman, Development Manager

Subject: **South Downtown Improvement Project (SODO Project)/ Coho Point at Kellogg Creek Update**

ACTION REQUESTED

Update on the SODO Project and the Coho Point at Kellogg Creek Project.

HISTORY OF PRIOR ACTIONS AND DISCUSSIONS

[April 4, 2017:](#) Council adopted Resolution 38-2017 authorizing the community development director to proceed with a development solicitation for the Coho Point at Kellogg Creek Property and to negotiate for the sale or transfer of the Property.

[August 15, 2017:](#) City Council adopted Resolution 80-2017 authorizing the city manager to enter into an exclusive negotiating agreement with Black Rock, LLC.

[December 5, 2017:](#) Council received a presentation from staff on the South Downtown Improvement Strategy and recommended staff move forward with the proposed package of improvements and proposed phasing strategy.

[February 6, 2018:](#) Council received an update from staff and met the developer of Coho Point at Kellogg Creek.

[October 16, 2018:](#) Council Approved Resolution 88-2018 authorizing the city manager to execute a contract with Emery and Sons Contractors to construct the SODO Project . Emery and Sons were selected through a competitive bid process.

ANALYSIS**BACKGROUND****South Downtown Improvement Project**

Staff from Community Development and Engineering have been working together over the last year to develop a comprehensive phasing and implementation strategy for several City led and private development projects in South Downtown Milwaukie. The SODO Project is a highly orchestrated project that brings together all known projects in the right-of-way at one time and is currently under construction.

SODO projects include:

- Lowering of the Main Street underpass of Union Pacific Railroad/Portland-Milwaukie Light Rail bridge
- Washington/Main storm sewer pipe replacement
- Farmers market infrastructure
- South Downtown plaza
- Providing utilities to adjacent development
- Undergrounding overhead utilities on Main Street
- Rebuilding of Main Street and Washington Street including new streets, sidewalks, and water quality facilities

In addition, there are several public and private development projects currently under construction:

- Milwaukie High School
- Northwest Housing Alternatives
- Axletree Apartments

The intent of the SODO Project is to mitigate impacts on the community from construction to the greatest extent practicable by coordinating projects to reduce street closures. This approach also allowed for a coordinated approach to facilitate traffic control through the downtown. It is also an opportunity to complete all projects impacting the right-of-way in a cost effective and timely manner.

Staff have also prioritized community outreach and engagement to ensure that impacts and closures are communicated effectively with the public including:

- SODO Projectwebsite
- SODO subscriber list, downtown stakeholders
- SODO marketing materials
- SODO signage
- Pilot
- Monthly attendance at Historic Milwaukie NDA meetings
- Monthly attendance at Downtown Milwaukie Business Association meetings
- Coordination of public and private partners around construction activities
- Mailings and door hangers
- Door-to-door visits
- Customized traffic control
- Pedestrian detour map
- Parking closure map

The SODO Project is currently under construction. Crews began work on the lowering of Main Street in early January. Nightwork on the stormwater element of the project is also fully underway.

Geographically, the project will be constructed in four phases:

- Phase 1 – Main Street underpass
- Phase 2 – Installation of the stormwater and water pipeline (nightwork)
- Phase 3 – Main Street north of post office/Washington Street south

- Phase 4 – Washington Street north

Given the dynamic nature of construction, the need for coordination among multiple partners, and maintenance of business access, the project phasing may be adjusted. All permits and the rail order have been obtained for the Main Street lowering. The construction team and the city meet weekly. The contractor is also conducting work that requires flagging and full street closures at night. During Phases 3 and 4, traffic will be reduced to one lane maintaining eastbound traffic between Highway 99E to SE 21st Street. This traffic impact will not occur until the Main Street underpass is complete and reopened, which is anticipated in April 2019. The lane closure is required to provide a safe working zone for the contractor to reconstruct curbs, sidewalks, and the roadway. The timeline for completion is December 2019.

The Plaza Construction Manager/General Contractor request for proposal (CM/CG RFP) to bring the contractor on board is anticipated to go out February 2019. Staff have been finalizing new general conditions that apply to the CM/CG process for constructing projects in the city's rights-of-way. The Milwaukie Farmers Market is anticipated to relocate to the festival street in the Spring of 2020. Until that time, the market will remain in its current location. When complete the South Downtown area will be almost entirely built and will deliver on a long-held community vision for a community gathering space.

Coho Point at Kellogg Creek

Concurrent to these efforts in South Downtown, the city's development manager has been working with Black Rock, LLC on the redevelopment of Coho Point, a city owned property at Washington Street and Main Street. Black Rock, LLC was selected through a competitive request for qualifications (RFQ) process to negotiate with the city to develop the property into a gateway mixed use project.

Over the last year, the developer has been conducting due diligence on the site including a geotechnical analysis, wetland delineation, floodplain assessment and preliminary site plan and schematic design. The project team is continuing to investigate site constraints including site access and floodplain issues.

In January 2019, the project team officially kicked off the design process and will be seeking community input on the proposed building. A community meeting to provide input on the future building at Coho Point is scheduled for March 6. Input from the community will be gathered at the open house, which will inform the building design including:

- Ground floor design
- Desired commercial uses
- Building character
- Sustainability features

This information will be used to inform the schematic design of the building. The team will also be meeting with the city's Design and Landmarks Committee (DLC) for a courtesy review. This meeting is currently scheduled for March 4 and will focus on the same elements of design that will be going to the public on March 6. The team anticipates presenting a refined concept with feedback from the community and DLC to the city council at the April 2nd meeting

BUDGET IMPACTS

The total cost of the SODO Project is \$3,001,966.95.

WORKLOAD IMPACTS

The city's development manager is leading ongoing internal and external coordination for SODO and leading efforts related to the Coho Point at Kellogg Creek project. The assistant city engineer and associate engineer have prioritized the South Downtown Project and will ensure that city infrastructure project schedules are maintained and implemented.

COORDINATION, CONCURRENCE, OR DISSENT

The city manager and community development director support these efforts. In addition, staff has coordinated with Clackamas County and North Clackamas Parks and Recreation District.

STAFF RECOMMENDATION

N/A

ALTERNATIVES

None

ATTACHMENTS

none



South Downtown Improvement Project | Coho Point at Kellogg Creek

Project Updates

Leila Aman, Development Manager
City Council Work Session
February 19, 2019

South Downtown Improvement
Project
UPDATE



Building Milwaukie's
Next Chapter



CITY OF MILWAUKIE

milwaukieoregon.gov/southdowntown

Why SODO?

- Efficient and cost effective
- Limit impacts of street closures
- Ability to do a comprehensive traffic control plan
- Communicate with the public / businesses

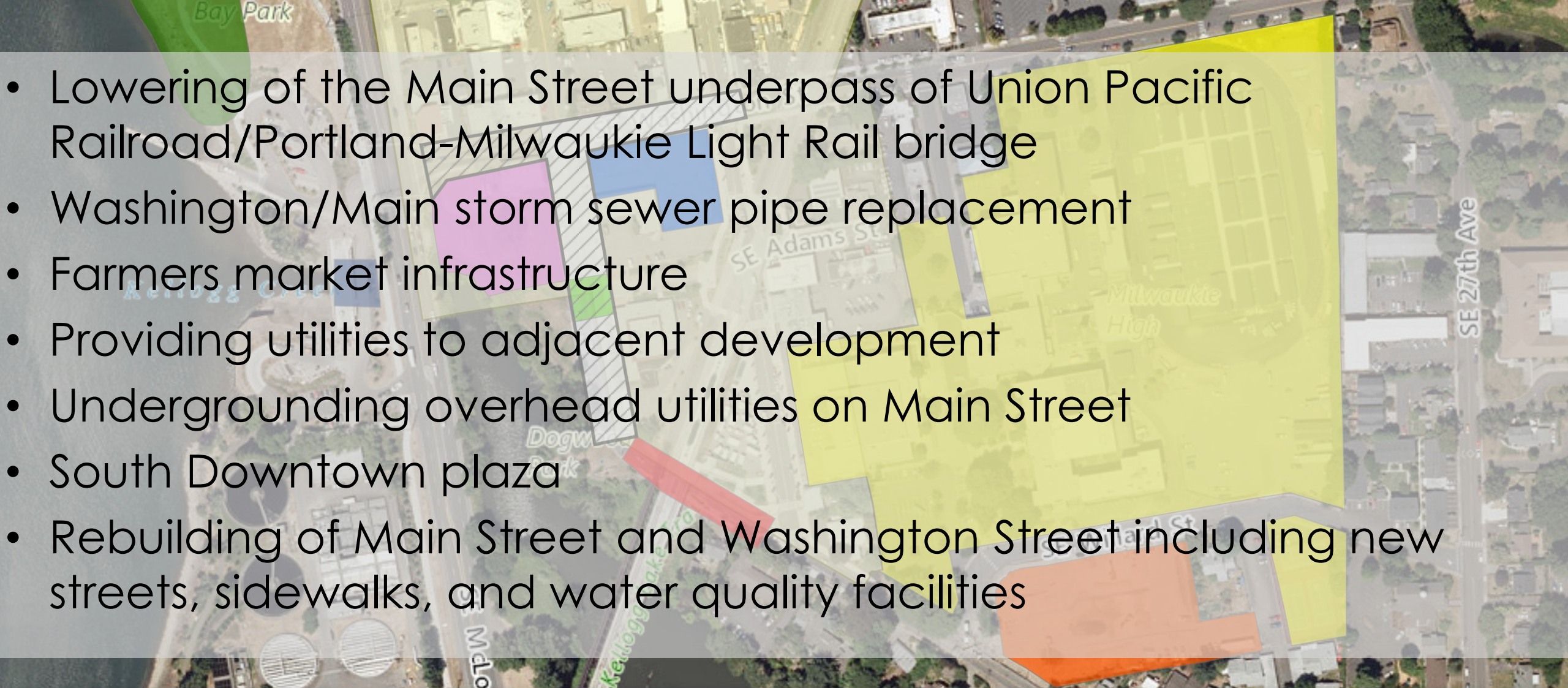




- Axletree
- Coho Point at Kellogg Creek
- Milwaukie High School Redevelopment
- Northwest Housing Alternatives

South Downtown Development



- 
- The background is an aerial photograph of a city area. Overlaid on the map are several semi-transparent colored polygons: a large yellow one in the upper right, a pink one in the upper left, a blue one in the center, a green one in the lower left, and an orange one in the lower right. Text labels on the map include 'Bay Park' in green at the top left, 'SE Adams St' in the center, 'Milwaukee High' in the upper right, 'Dogwood Park' in the lower left, 'Kellogg Creek' in green along a diagonal line, 'SE 27th Ave' vertically on the right, and 'Kellogg Creek' in green along a diagonal line at the bottom. A list of seven project items is overlaid on the left side of the map.
- Lowering of the Main Street underpass of Union Pacific Railroad/Portland-Milwaukie Light Rail bridge
 - Washington/Main storm sewer pipe replacement
 - Farmers market infrastructure
 - Providing utilities to adjacent development
 - Undergrounding overhead utilities on Main Street
 - South Downtown plaza
 - Rebuilding of Main Street and Washington Street including new streets, sidewalks, and water quality facilities

South Downtown Development



Phase 1 – Main Street underpass

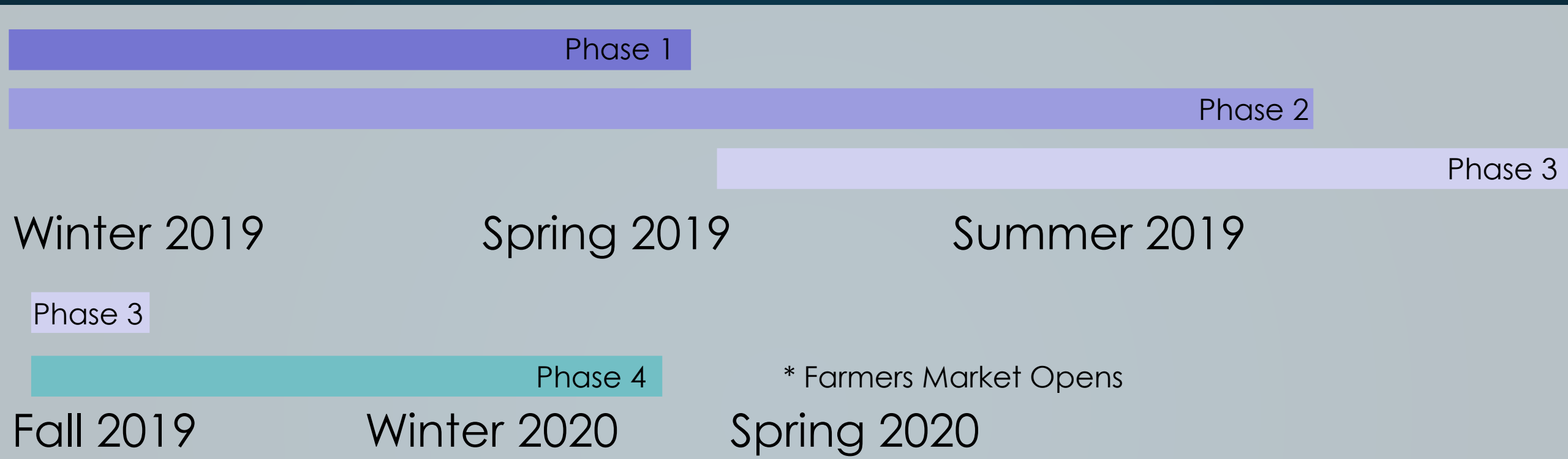
Phase 2 – Installation of the stormwater and water pipeline
(nightwork)

Phase 3 – Main Street north of post office/Washington Street south

Phase 4 – Washington Street north



PHASING AND TIMING



PHASING AND TIMING





PHASES 1 AND 2

- 
- **Lowering of the Main Street underpass of Union Pacific Railroad/Portland-Milwaukie Light Rail bridge**
 - **Washington/Main storm sewer pipe replacement**
 - Farmers market infrastructure
 - Providing utilities to adjacent development
 - Undergrounding overhead utilities on Main Street
 - South Downtown plaza
 - Rebuilding of Main Street and Washington Street including new streets, sidewalks, and water quality facilities

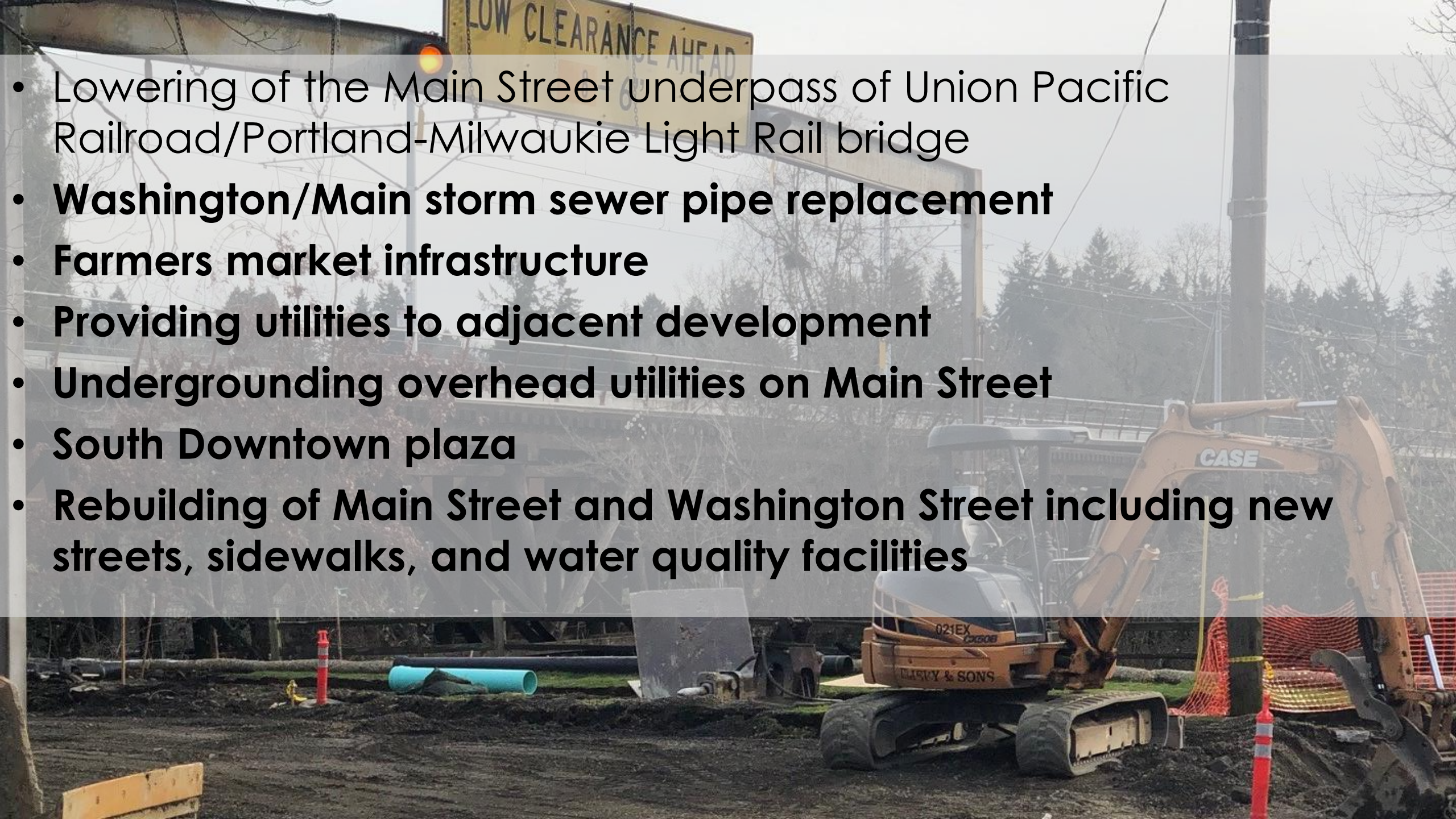


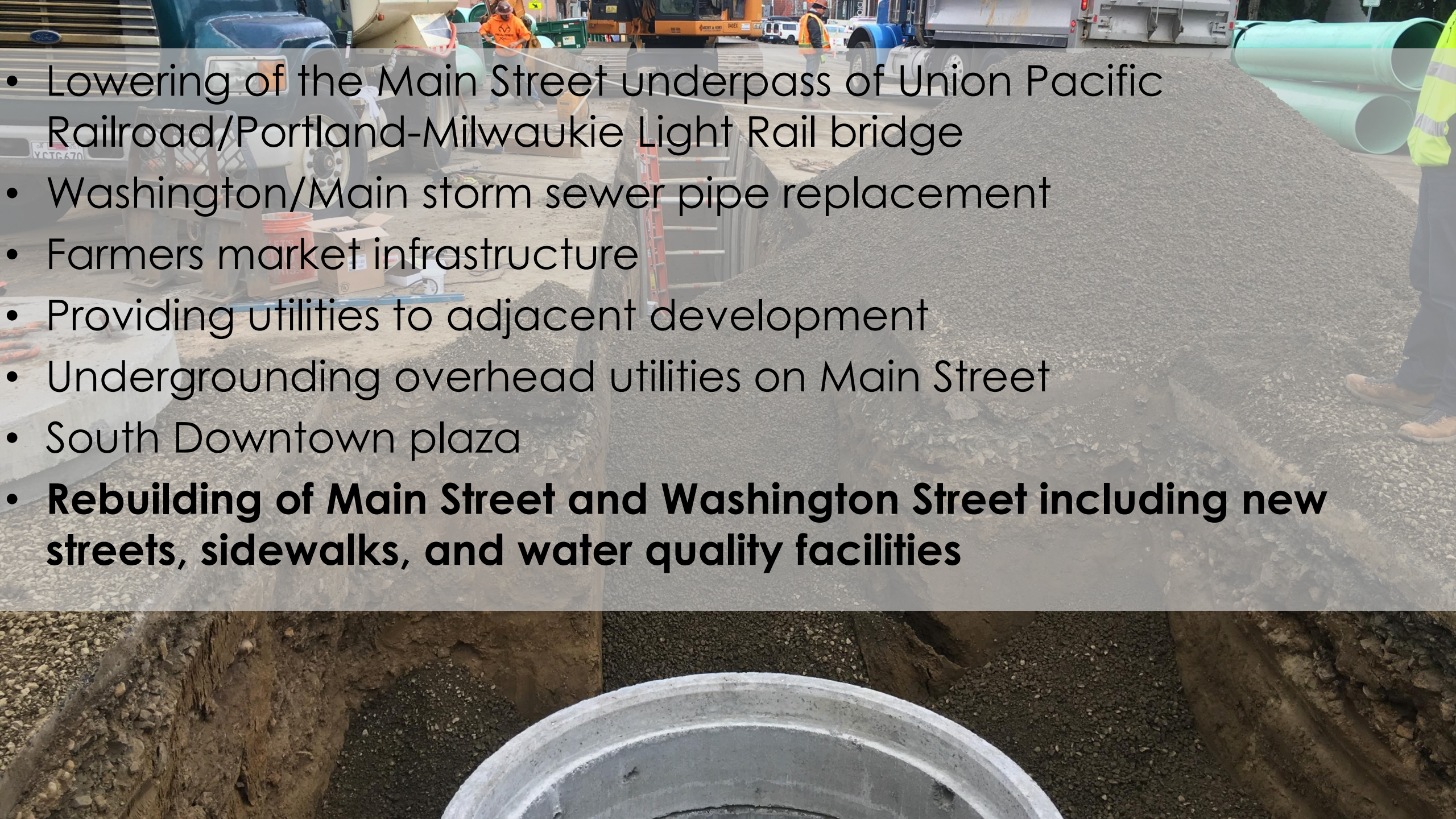
Guardian Redevelopment

Coho Point Redevelopment

MHS/NWHA

Post Office
Broken Arrow

- 
- Lowering of the Main Street underpass of Union Pacific Railroad/Portland-Milwaukie Light Rail bridge
 - **Washington/Main storm sewer pipe replacement**
 - **Farmers market infrastructure**
 - **Providing utilities to adjacent development**
 - **Undergrounding overhead utilities on Main Street**
 - **South Downtown plaza**
 - **Rebuilding of Main Street and Washington Street including new streets, sidewalks, and water quality facilities**

- 
- The background image shows a large-scale construction project. A deep, wide trench has been excavated into the ground, with its walls reinforced with grey concrete sheet piling. A large pile of dark grey gravel sits on the right side of the trench. In the background, several construction workers in orange safety gear are visible, along with a blue Ford truck and a white dump truck. Large green pipes are stacked on the right. The scene is set in an urban environment with a city street visible in the distance.
- Lowering of the Main Street underpass of Union Pacific Railroad/Portland-Milwaukie Light Rail bridge
 - Washington/Main storm sewer pipe replacement
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- 
- The background features a large, semi-transparent red rectangle. Overlaid on this rectangle is the word "SODO" in large, white, bold, sans-serif capital letters. To the right of the text, there is a faint, grey silhouette of a construction crane. The overall design is modern and industrial.
- SODO Project website | City Website
 - SODO subscriber list, downtown stakeholders
 - SODO marketing materials
 - SODO signage
 - Pilot
 - Monthly attendance at Historic Milwaukie NDA meetings
 - Monthly attendance at Downtown Milwaukie Business Association meetings
 - Coordination of public and private partners around construction activities
 - Mailings and door hangers
 - Door-to-door visits
 - Customized traffic control
 - Pedestrian detour map
 - Parking closure map

South Downtown





COHO POINT UPDATE



COHO POINT AT KELLOGG CREEK

OPEN HOUSE

WED MARCH 6 • 6-8 PM

Masonic Lodge, 10636 SE Main St.

- Ground floor design
- Desired commercial uses
- Building character
- Sustainability features

- 
- March 4, 2019 Design Landmark Committee courtesy review
 - March 6, 2019 Community input meeting
 - April 2, 2019 City Council regular session

QUESTIONS?



COUNCIL STAFF REPORT

To: Mayor and City Council
Ann Ober, City Manager

Date Written: Feb. 11, 2019

Reviewed: Jessica Pickul, JLA Public Involvement

From: Kelly Brooks, Assistant City Manager

Subject: Safe Access for Everyone (SAFE) Public Engagement Update

ACTION REQUESTED

Provide an update on the public engagement approach and schedule for the SAFE program.

HISTORY OF PRIOR ACTIONS AND DISCUSSIONS

December 2019 – Staff introduced council to our engagement consultant from JLA. JLA shared information on key messages, engagement options and tools, outreach actions taken to date and next steps.

ENGAGEMENT SINCE DECEMBER**Sellwood**

- Mailed a project factsheet to all neighbors within a 1/4 mile of the work
- Mailed letters to everyone with encroachments informing them that their items would need to be moved
- Created a project FAQs document that is handed to neighbors when they have questions, which is in the process of being added to the website
- Maintained regular coordination with Sellwood/El Puente Schools
- Knocked on doors and provided a more detailed letter detailing the work and what to expect; many times this turned into one-on-one meetings with the neighbors
- We scheduled a walk through with several of the neighbors on SE 30th Avenue to discuss the work and what changes will occur in the right-of-way (i.e., moving personal items and bushes)
- Provided weekly website and social media updates about the work
- Responded to roughly 10 emails/calls about the project each week
- Coordinated the signing of three Permits of Entry forms on Sellwood Street for properties where the crews must access private property to complete the work

Ardenwald

- Held pre-construction; staging and set up to begin as early as February 15
- Finalized the factsheet and a letter to neighbors
- JLA and Tessie Prentice, associate engineer, knocked on doors February 8 (*FYI – most neighbors have already discussed the work with Tessie or the Contractor within the last two weeks*)

- A mailer about the work was delivered to mailboxes Feb. 12 to neighbors nearby project (immediate and impacted neighbors)
- FAQs will be developed and available on the website before work begins
- Coordination with school for timing of work and notification to parents; the contractor has offered to do a demonstration of pouring the new sidewalks with students, so JLA will coordinate that if the principal is interested
- Provided website and social media updates about the upcoming work
- Will attend Ardenwald Neighborhood District Association meeting on Feb.25
- Coordinating the signing of several Permits of Entry forms on SE 39th Avenue for properties where the crews must access private property to complete the work

Linwood/ Monroe

- Dalton Vodden, associate engineer, and JLA knocked on doors in December of all neighbors within a 1/8 mile around the intersection, talking with roughly 15 property owners to discuss the work and inform them that it was weather dependent
 - Everyone we talked with reinforced the importance of this improvement; some were concerned about illegal U-turns and people turning around in their driveway; some requested other improvements such as cameras and lighting (we told them not at this time)
- Visited or called 17 nearby businesses in December to discuss the change
 - People appreciated the visit and thought it would be easy enough to adjust their routes
- Mailed a factsheet to properties within a 1/4 mile of intersection
- Created a project FAQs document that is handed to neighbors when they have questions, and made available on the website
- Regular coordination with Clackamas County communications on outreach
- Provided website and social media updates about the upcoming work
- Coordination with Linwood Elementary regarding work
- Responded to roughly three emails/calls about the project each week

Overall Program

- Website and social media are up and running; considering a new web feature that shows pictures of the work for each project
- We are working with a photographer to gather preconstruction photos for all the phase I projects.
- We are in the process of updating the progress tracker on the website for the work completed in January;; e.g. sidewalks. This which should be updated by early next week
- We have been focused on the specific projects, but in the first quarter we would like to:
 - Launch an overview video
 - Identify a community event to provide an update to general public about SAFE
 - Meet with the Public Safety Advisory Committee (PSAC) to discuss projects



Sellwood & Ardenwald SAFE Projects Update

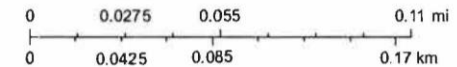
Sellwood SAFE Project



6/29/2018

- ☒ Milwaukie City Limits
 - Addresses
 - Buildings
 - ☐ Taxlots
 - Outside Milwaukie

1:2,257



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

Sellwood

- Madison and 30th are 70% complete
 - Final work includes
 - Replacing asphalt at driveway approaches (will happen at end of project)
 - Planting trees and landscape restoration
- Sellwood is about 40% complete (blocks total)
 - Poured sidewalk on the bulk of one block
 - Have demo'd two blocks



Ongoing Challenges

- Trees
- Grading at Driveways
- Shallow Water Service Lines
- Limited ROW Space
- Issues Outside of Scope

Trees Preserved



Sellwood
Between 32 and 33



Sellwood & 30th



Trees for Removal

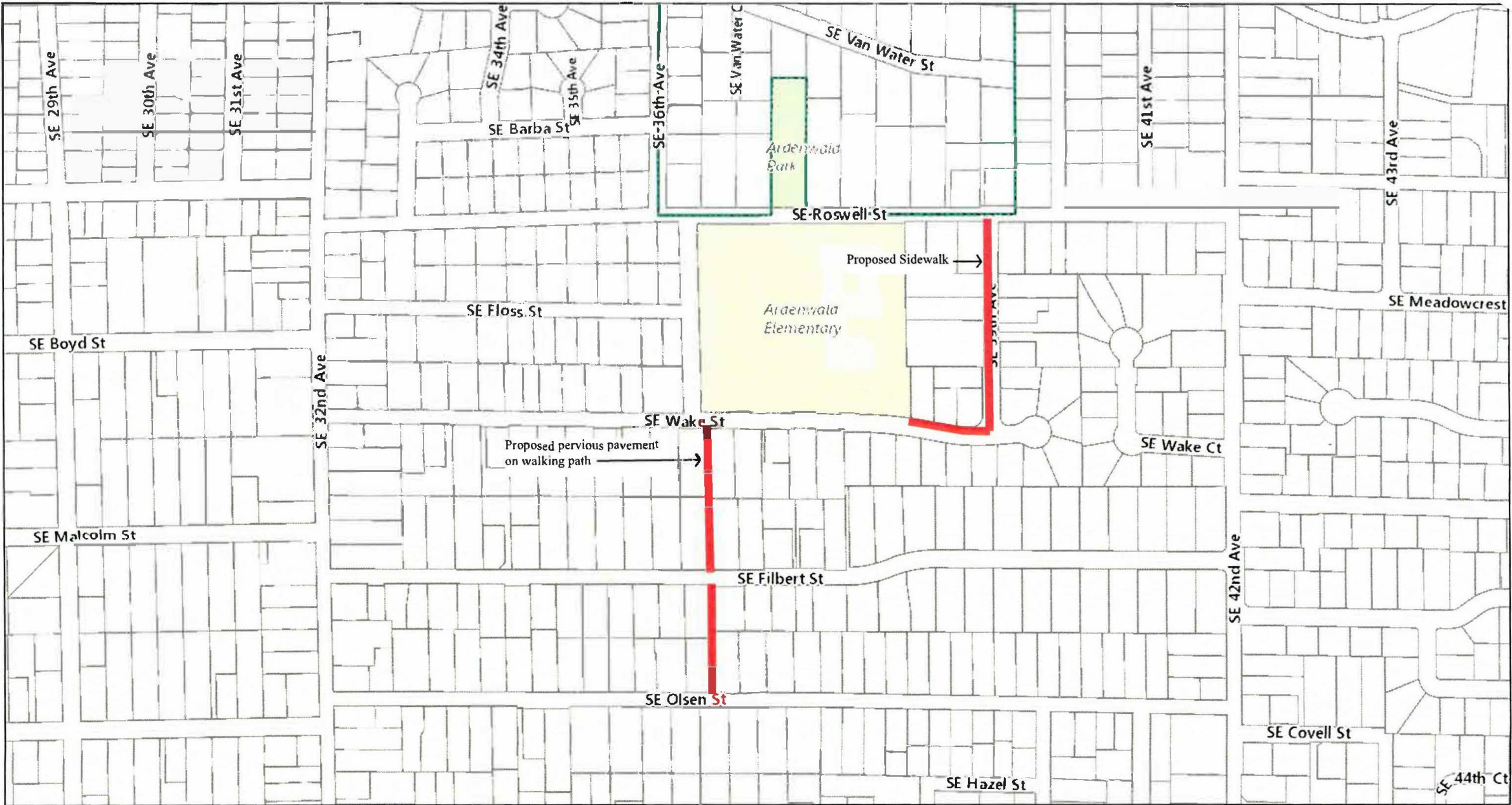


These three trees are slated for emergency removal due to:

- Root damage
- Poor health
- Leaning

Sellwood Avenue Between 32 and 33 (South Side)

Ardenwald SAFE Project



Ardenwald

Scope

- Replacing the walking path between Wake and Olsen
- Building new sidewalk on Wake St. and 39th.

Schedule

- Construction started today.