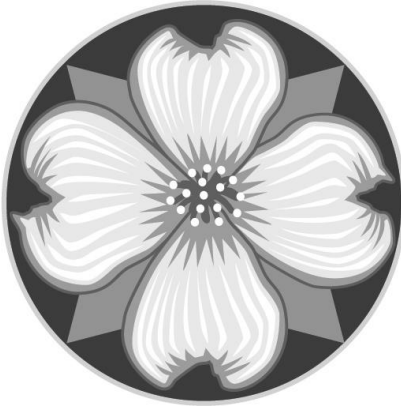




Study Session

SS

Milwaukie City Council

COUNCIL STUDY SESSION

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

AGENDA

JUNE 11, 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. **Clackamas Cities Association (CCA) Dinner Final Update** (5:15 p.m.) **1**
Staff: Scott Stauffer, City Recorder
2. **Downtown Milwaukie Walking Tour** (5:30 p.m.)
Staff: Leila Aman, Development Manager
3. **Adjourn** (7:00 p.m.)

Americans with Disabilities Act (ADA) Notice

The City of Milwaukie is committed to providing equal access to all public meetings and information per the requirements of the ADA and Oregon Revised Statutes (ORS). Milwaukie City Hall is wheelchair accessible and equipped with Assisted Listening Devices; if you require any service that furthers inclusivity please contact the Office of the City Recorder at least 48 hours prior to the meeting by email at ocr@milwaukieoregon.gov or phone at 503-786-7502 or 503-786-7555. Most Council meetings are streamed live on the City's website and cable-cast on Comcast Channel 30 within Milwaukie City Limits.

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 STUDY SESSION

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

MINUTES

JUNE 11, 2019

Mayor Mark Gamba called the Council meeting to order at 5:20 p.m.

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

Staff: Assistant City Manager Kelly Brooks
City Recorder Scott Stauffer

Interim Community Development Director Leila Aman

1. Clackamas Cities Association (CCA) Dinner Final Update

Mr. Stauffer provided an update on the plans for the CCA dinner, noting that the invitation had been sent. The group reviewed drafts of the walking tour route map and Milwaukie Bay Park brochure.

2. Downtown Milwaukie Walking Tour

The group participated in a walking tour of Downtown Milwaukie. They received updates on the Ledding Library construction project from representatives of Hacker Architecture and Swinerton contractors, and the Axletree Apartments project from representatives of Guardian Management.

It was noted that Mayor Gamba left the tour at 7:03 p.m.

3. Adjourn

Council President Falconer adjourned the Study Session at 7:13 p.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Scott Stauffer", written over a horizontal line.

Scott Stauffer, City Recorder

This page intentionally left blank.

COUNCIL STAFF REPORT

To: Mayor and City Council
Ann Ober, City Manager

Date Written: May 23, 2019

Reviewed: Leila Aman, Development Manager

From: Scott Stauffer, City Recorder

Subject: Clackamas Cities Association (CCA) Dinner 2019 Planning – Update

ACTION REQUESTED

Council is asked to receive follow-up information from staff on the city's 2019 CCA dinner.

HISTORY OF PRIOR ACTIONS AND DISCUSSIONS

The Clackamas Cities Association (CCA) is a loose affiliation of the cities in Clackamas County. The primary function of the CCA is a monthly dinner series for local government leaders featuring different city and regional topics. Each dinner is hosted by a city based on a rotating schedule, with each city hosting a dinner at least once in any given two-year period.

Council last discussed the dinner on [April 16](#), where staff confirmed that a caterer and venue, the Milwaukie Masonic Lodge, had been secured. At that time, Council provided direction as to the dinner timeline and walking tour route, and confirmed that the event would begin at the Masonic Lodge and end with the walking tour of downtown Milwaukie.

ANALYSIS

Staff has worked on planning the event per the revised dinner timeline that is as follows:

- 5:30 p.m. Happy Hour, no-host bar at the Masonic Lodge
- 6:15 p.m. Dinner served
- 6:45 p.m. Presentation on development projects
- 7:15 p.m. Walking tour begins
- 8:30 p.m. Walking tour ends

The presentation will focus on the various construction and development projects underway in the city and will be led by community development department staff.

Council directed that there be a single route for the walking tour, which will include stops at Milwaukie Bay Park and the Milwaukie Station Food Cart Pod. The tour will be led by Council members and staff and depending on event attendance, there may be two tour groups travelling in opposite directions.

To supplement information provided during the tour, the North Clackamas Parks and Recreation District (NCPRD) has created and will make available to event attendees a brochure on Milwaukie Bay Park that highlights the project opportunities and future phases. At the time of this report the brochure was still being prepared. Staff expects to have copies for Council to review at the June 11 meeting.

A formal invitation was sent to CCA cities during the first week of June.

BUDGET IMPACTS

Based on Council direction, staff estimates that the event will cost approximately \$2,750.

WORKLOAD IMPACTS

As the dinner has been an annual event assigned to the Office of the City Recorder, staff anticipates no additional workload impacts.

COORDINATION, CONCURRENCE, OR DISSENT

City staff consulted with NCPRD on the park brochure.

STAFF RECOMMENDATION

Staff recommends Council accept this report and provide additional feedback.

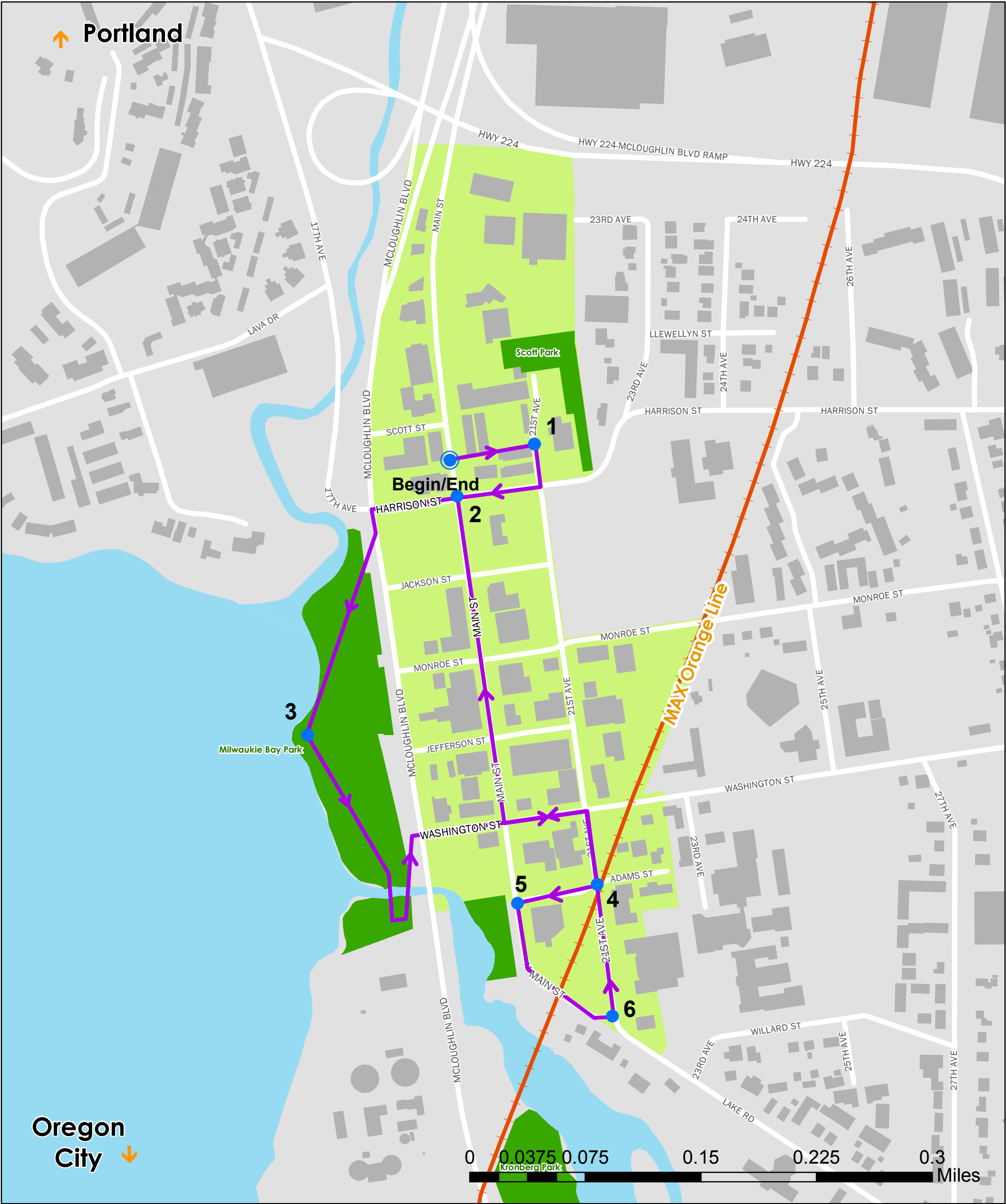
ALTERNATIVES

Council may choose to not host a CCA dinner in 2019.

ATTACHMENTS

1. Revised Downtown Walking Tour Map
2. Milwaukie Bay Park Brochure (to be distributed at the meeting)

Downtown Milwaukie Walking Tour



Tour Highlights

Begin/End: Masonic Lodge

1. Ledding Library

2. Harrison and Main Project

3. Milwaukie Bay Park

4. SoDo and All the Projects

5. Coho Point at Kellogg Creek

6. Kronberg Park, SoDo NW Housing, MHS

-  Downtown
-  MAX Orange Line
-  Parks
-  Water Bodies



PROJECT DEVELOPER CONTACT

Heather Koch
Senior Planner
North Clackamas Parks and Recreation District
503.742.4354
hkoch@ncprd.com

PROJECT MANAGEMENT GROUP

Ann Ober, Milwaukie City Manager
Kelly Brooks, Milwaukie Assistant City Manager
Scott Archer, NCPRD Director
Kathryn Krygier, NCPRD Planning and Development Manager
Heather Koch, NCPRD Project Manager
Laura Zentner, Clackamas County Business and Community Services Director

STEERING ADVISORY COMMITTEE MEMBERS

A Adams, Milwaukie Arts Committee Chair
Ben Johnson, Parks and Recreation Board Member
Brian Schlottmann, Oak Grove community member
Gary Klein, Parks and Recreation Board Member
Linda Blue, Parks and Recreation Board Member
Lisa Gunion-Rinker, Parks and Recreation Board Member
Lisa Lashbrook, Parks and Recreation Board Member
Martha Germany, Parks and Recreation Board Member
Martin McKnight, Parks and Recreation Board Member
Ryan Stee, Oak Grove community member
Sandra Grzeskowiak, NCPRD District Advisory Board Member
Wilda Parks, City of Milwaukie Councilor, NCPRD District Advisory Board Member

LANDSCAPE ARCHITECT

2.ink Studio

GENERAL CONTRACTOR

To be determined

COMMUNITY PARTNERS

City of Milwaukie Parks and Recreation Board
Milwaukie Parks Foundation
Milwaukie Arts Committee

Draft - Sample Only
final size 6.5x11"

MILWAUKIE BAY PARK

PROJECT PROSPECTUS



CREATING COMMUNITY SPACE

Milwaukie Bay Park is a waterfront park property along the Willamette River near downtown Milwaukie. It is a rare public access point to one of our region's greatest natural amenities. This project provides a unique opportunity to transform underutilized riverfront property into a regional park where all ages, mobility types, and backgrounds can enjoy the beauty of the river and surrounding natural area and habitat.

Developing the final design for the park site is a joint effort between the City of Milwaukie and the North Clackamas Parks and Recreation District. While the full park property is about 6.5 acres, the Milwaukie Bay Park final design project focuses specifically on the approximately 2.5 acres of undeveloped land between OR-99E and the riverside path in the park. Over more than two decades, the community has driven the acquisition and development of this property, and the city has developed an overlook, boat launch, parking, riverside trail, riverbank restoration, and a new bridge enhancing bike and pedestrian access. Now the project is at a pivotal moment to move forward toward completion of this vital public asset that will serve both the local and regional community.

Milwaukie and NCPRD are connecting historically underserved and marginalized groups to this park through ongoing engagement in order to provide a welcoming and safe space for diverse communities. In Milwaukie, people of color make up approximately 12 percent of the population. Additionally, 12 percent of the population falls below the poverty line, according to the 2013-2017 American Community Survey 5-year estimates. The final planned improvements will broaden community access in an area undergoing growth and revitalization by creating new greenspaces and recreational opportunities accessible by public transit and trails.

GUIDING PRINCIPLES

- 1 Provide **unique and innovative spaces** within the park that celebrate the river, the site, and the community's history.
- 2 Ensure a **safe and welcoming environment** that provides accessibility, engagement and inclusion for all ages, mobility types, and backgrounds.
- 3 Create spaces for **community gathering and the arts** and promote the park as a community destination with year-round programming.
- 4 Integrate and enhance **connectivity** through pedestrian and bicycle circulation patterns while planning for connections to new development proposed near Milwaukie Bay Park.
- 5 Design a park that reflects the community's **commitment to sustainability** and environmentally responsible design.

THE PUBLIC'S WATERFRONT

The 6.5-acre park is uniquely situated in a prime location along the Willamette River and adjacent to downtown Milwaukie, at an ideal junction of multi-use trails, bike and pedestrian routes, and public transit. Partially undeveloped, the park location provides a unique opportunity to integrate nature in urbanized North Clackamas, facilitate connections to the river, and welcome recreational activities.

- Waterfront access, including confluences of two creeks
- City of Milwaukie's "living room", directly adjacent to the revitalizing city center
- District-wide amenity and regional draw
- Situated along the 6-mile Trolley Trail, a key link in the regional trail system
- Inclusive access to public transportation, including TriMet MAX light rail and buses
- Close proximity to schools, neighborhoods, and a burgeoning downtown with new transit-oriented and low income housing developments currently in planning and construction phases.



MILWAUKIE BAY PARK FINAL DESIGN

- | | | | |
|-----------------------------|---------------------------------|----------------------------------|-------------------------|
| 1 AMPHITHEATER & STAGE | 4 PLAZA WITH RESTROOM | 7 NATURE WALK (UPLAND HABITAT) | 10 EXISTING BOAT RAMP |
| 2 PLAYGROUND | 5 FINAL TROLLEY TRAIL ALIGNMENT | 8 NATURAL AREA (LOWLAND HABITAT) | 11 EXISTING RESTROOM |
| 3 INTERACTIVE WATER FEATURE | 6 PICNIC OVERLOOK | 9 EXISTING PARKING LOT | 12 EXISTING ADA PARKING |



MAIN PLAZA/PICNIC AREA

Connecting plaza and picnic area provides flexible spaces for events and community gatherings

RESTROOM

Adjacent to the play area, water feature, picnic terrace and plaza and in close proximity to the Trolley Trail

NATURAL AREA

Immersive upland and lowland habitat at the north end of the site that provides pathways, seating and connections to nature

PATHWAYS

Meandering pathways, reflecting the flow of the river, providing access for all abilities

INCLUSIVE ENGAGEMENT

The Milwaukie Bay Park Project – as a partnership between NCPRD and the city – has begun outreach to a broader audience in the design phase through community events, workshops, surveys and social media engagement. In 2018 we heard directly from over 1,200 community members on key park elements, including the children's play area, water feature, art and social gathering areas.

To engage people of color and underserved communities, staff held smaller group discussions with the Latinx community and communities living with disabilities. Additionally, social media posts targeting the Spanish-speaking community drove traffic to Spanish versions of the online surveys.



OUTREACH HIGHLIGHTS

1,151

Online Survey
Respondents

~475

Community Event
Attendees

189

Comment Cards
Collected

4,047

Total Social Media
Engagements &
Clicks

756

Spanish Social Media
Engagements &
Clicks

~40

Small Group
Discussion
Participants

TARGET DATE FOR PARK CONSTRUCTION

Early 2021

TARGET DATE FOR PARK OPENING

Early 2022, contingent on funding

TIMELINE

Design & Review > 2019 - 2020

Construction Docs > Fall 2020

Permits/Approvals > 2020

Construction > 2021 pending funding

TOTAL PROJECT COST AND FUNDING

Source	Potential Amount
NCPRD Funds	\$1,600,000
City Funds	\$250,000
Metro Bond Local Share	\$1,000,000
Competitive Grants / Other	\$ 1,950,000
Estimate Gap in Funding	\$5,000,000
Total Project Cost	\$9,800,000

MAIN PARK FEATURES

A free-flowing park design that takes its shape from the gradual waving forms of the river's movement, creating scenic views, community gathering spaces, access to nature and winding pathways that lead visitors from the upper banks to the river's edge. Milwaukie Bay Park design features include:

AMPHITHEATER

Large open air performance space for cultural and educational events with a terraced lawn and platform stage

PLAY AREA

Nature-themed children's playground featuring upper, middle and lower area

WATER FEATURE

Interactive water feature paired with the play area, adjacent to the natural area

ART/INTERPRETIVE ELEMENTS

Integrated art including the potential for interpretive elements focused on native peoples and local history

WELCOME TO AXLETREE, IN HISTORIC DOWNTOWN MILWAUKIE.

Axletree is for those ready for what's next. Located on the former Bernard's Garage site in the heart of Downtown Milwaukie, Axletree Apartments is a five-story mixed-use building featuring 110 apartment homes and 7,300 square feet of retail space. Hometown developer Tom Brenneke, of Guardian, purchased the property in May 2017 and started construction in June 2018 (Happy Axle-versary!)

This is the first newly constructed multifamily development that the city has seen in over ten years and is conveniently located on the MAX Orange Line. The property features on-site stormwater filtration through planters, a mechanical parking system, and is a transit-oriented building. Axletree features contemporary studio, one- and two-bedroom homes with thoughtful high quality finishes and with plenty of walkable destinations only 10 minutes away it certainly offers both modern living and historical charm.

PROJECT STATS

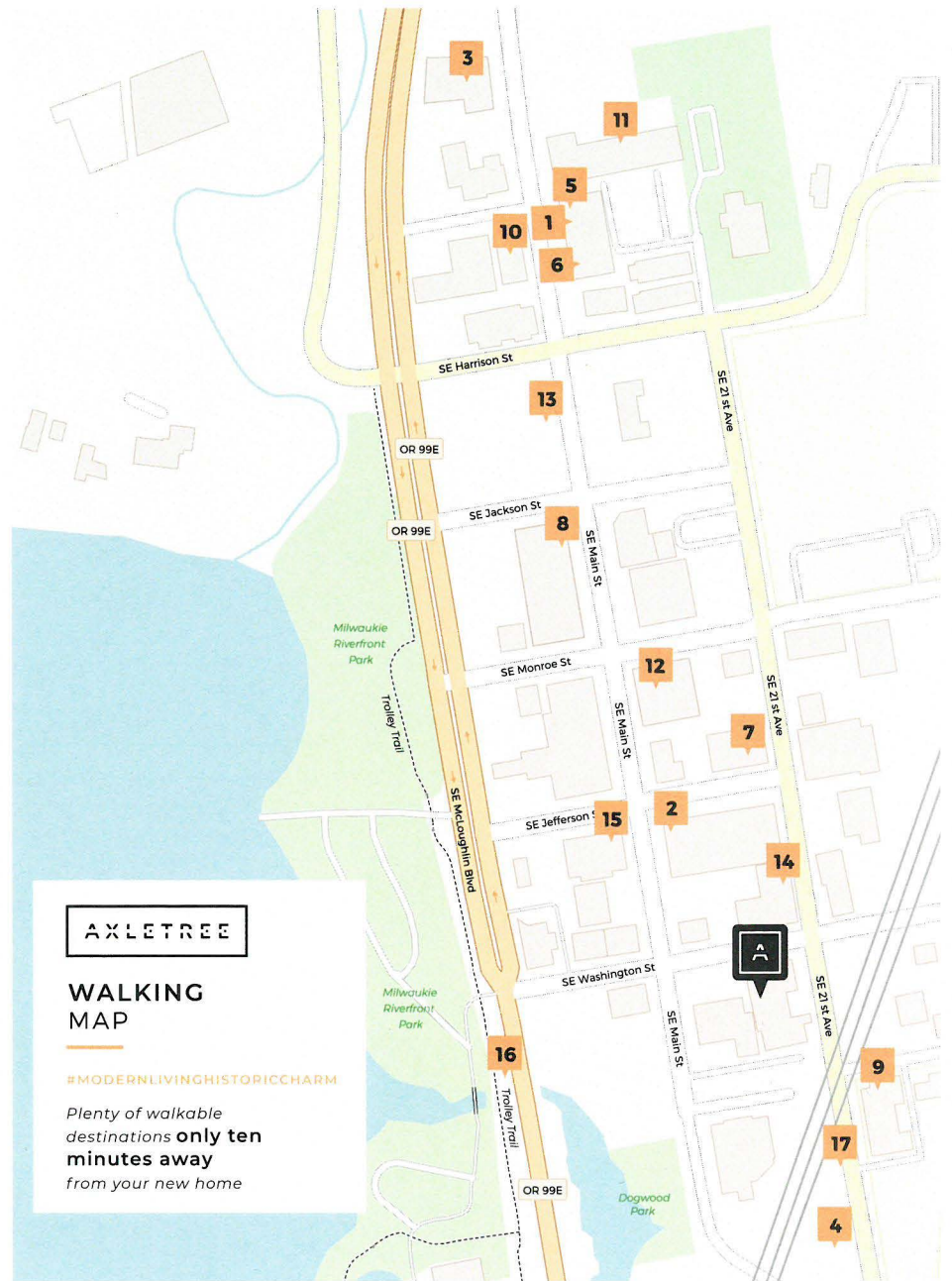
Completion: Fall 2019 | **Budget:** \$30.0 million

Funding Sources: Institutional Equity, Construction Financing, Vertical Housing Tax Credits, Metro TOD Funding

Amenities: Controlled Access, On Public Transit Route, Energy Efficient Certification, Fitness Room, Community Lounge, Outdoor Terrace With BBQ, Luxer Package Room, Willamette River Views

Learn More: www.AxletreeMilwaukie.com





RESTAURANTS & BARS

- ① Beer Store Milwaukie - 6 min. walk
- ② Cha! Cha! Cha! - 2 min. walk
- ③ Chan's Steakery - 7 min. walk
- ④ Milwaukie Station Food Cart Pod & Beer Garden - 3 min. walk
- ⑤ Ohana Hawaiian Café - 6 min. walk
- ⑥ Rice Thai Cookery - 6 min. walk
- ⑦ Sully's Café - 2 min. walk
- ⑧ Wine30 - 3 min. walk

COFFEE SHOP

- ⑨ Rohst - 1 min. walk
- ⑩ Wind Horse Coffee - 6 min. walk

SERVICES

- ⑪ Elk Rock Wellness & Yoga - 6 min. walk
- ⑫ Dark Horse Comics - 2.5 min. walk
- ⑬ Milwaukie Farmers Market - 5 min. walk
- ⑭ Milwaukie Mercantile - 1 min. walk

- ⑮ Wunderland Movie Theater - 2 min. walk

- ⑯ Trolley Trail - 3 min. walk

TRANSPORTATION

- ⑰ MAX Station, Orange Line - 3 min. walk

A SHORT TRIP AWAY

- Fred Meyer - 10 min. drive
- New Seasons - 8 min. drive
- Elk Rock Island - 4 min. drive