



Work Session

WS

Milwaukie City Council

COUNCIL WORK SESSION

Zoom Video Conference
www.milwaukieoregon.gov

AGENDA

AUGUST 18, 2020

Video Meeting: due to the governor's "Stay Home, Stay Healthy" order, the City Council will hold this meeting through Zoom video meetings. The public is invited to watch live on the [city's YouTube channel](#), Comcast Cable channel 30 in city limits, or by joining the Zoom webinar (visit <https://www.milwaukieoregon.gov/citycouncil/city-council-work-session-260> for details).

Written comments may be submitted by email to ocr@milwaukieoregon.gov. Council may take limited verbal comments. **To speak during the meeting**, see the Zoom webinar login information (see meeting page link above).

Note: agenda item times are estimates and are subject to change.

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|---|----------|
| 1. Arts Committee Annual Review – Discussion (4:00 p.m.)
Staff: Jordan Imlah, Communication Program Manager | 1 |
| 2. Dogwood Park Framework Plan – Discussion (4:30 p.m.)
Staff: Kelly Brooks, Assistant City Manager | 4 |
| 3. Adjourn (5:00 p.m.) | |

Meeting Accessibility Services and Americans with Disabilities Act (ADA) Notice

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Servicios de Accesibilidad para Reuniones y Aviso de la Ley de Estadounidenses con Discapacidades (ADA)

La ciudad se compromete a proporcionar igualdad de acceso para reuniones públicas. Para solicitar servicios de asistencia auditiva y de movilidad, favor de comunicarse a la Oficina del Registro de la Ciudad con un mínimo de 48 horas antes de la reunión por correo electrónico a ocr@milwaukieoregon.gov o llame al 503-786-7502. Para solicitar servicios de traducción al español, envíe un correo electrónico a espanol@milwaukieoregon.gov al menos 48 horas antes de la reunión. El personal hará todo lo posible para responder de manera oportuna y atender las solicitudes. La mayoría de las reuniones del Consejo de la Ciudad se transmiten en vivo en el [canal de YouTube de la ciudad](#) y el Canal 30 de Comcast dentro de los límites de la ciudad.

Executive Sessions

The City Council may meet in executive session pursuant to Oregon Revised Statute (ORS) 192.660(2); all discussions are confidential; news media representatives may attend but may not disclose any information discussed. Final decisions and actions may not be taken in executive sessions.



COUNCIL WORK SESSION

Zoom Video Conference
www.milwaukieoregon.gov

MINUTES

AUGUST 18, 2020

Present by Video: Council President Angel Falconer; Councilors Lisa Batey, Wilda Parks, Kathy Hyzy, Mayor Mark Gamba

Staff Present	Assistant City Manager Kelly Brooks	Climate Action & Sustainability Coordinator Natalie Rogers
by Video:	City Attorney Justin Gericke	Communication Program Manager Jordan Imlah
	City Manager Ann Ober	Community Development Director Leila Aman
	City Recorder Scott Stauffer	Public Works Director Peter Passarelli

Mayor Gamba called the meeting to order at 4:03 p.m.

1. Arts Committee Annual Review – Discussion

Mr. Imlah provided an overview of the Arts Committee membership and goals for 2020. He reported on the committee's recent events, including a virtual city hall artist gallery tour available on the [city's YouTube channel](#).

Hamid Shibata Bennet, Arts Committee Chair, reported on the committee's performance series partnership with the Chapel Theatre. He also reported on the Hearts in Parks partnership with the North Clackamas Parks and Recreation District (NCPRD) to promote chalk art in neighborhood parks.

Mr. Imlah provided an overview of the recently completed mural located at Chan's Steakery and noted the positive feedback it had received. He reported that the committee had received more mural applications. He explained that the next mural was scheduled to be painted by Jeremy Davis on the water tank located at 40th Avenue and Harvey Street. The water tank mural would feature nineteenth century orchardist Ah Bing and Milwaukie Pastry Kitchen owners Hurtis and Dorothy Hadley. **Mr. Shibata Bennet** added that Mr. Davis was a member of the Black, Indigenous, People of Color (BIPOC) community and the committee wanted to promote BIPOC artists.

Councilor Batey asked if a sealant would be applied to the murals and **Mr. Imlah** confirmed that it was part of the contract for artists to apply a sealant and an anti-graffiti coating to preserve the murals.

Mr. Shibata Bennet provided an update on the love rocks project the committee was supporting in partnership with Hidden Hearts Milwaukie. He commented on the benefits of having a community art project during the coronavirus (COVID-19) pandemic.

Mr. Imlah reported that the committee currently had an open call for art sculptures to be installed at city hall and in Dogwood Park.

Mr. Shibata Bennet provided details on the committee's Porchfest concert series. He explained that the citywide event would feature multiple performers across several locations over four consecutive Friday evenings beginning August 21. The committee was encouraging everyone to participate and enjoy socially distant music outside. He explained that Porchfest music events are held across the country and Milwaukie's Porchfest was sponsored by the Lewelling Neighborhood District Association (NDA).

The group discussed the planned Porchfest performances and noted that some performances would be livestreamed at www.milwaukieporchfest.com.

2. Dogwood Park Framework Plan – Discussion

Ms. Brooks explained that the 2011 concept plan for Dogwood Park did not address recent public inquiries about park usage and features. She provided an overview on the city's work with various community stakeholders to create a framework plan for the park.

Mayor Gamba and **Ms. Brooks** commented on the framework plan in relation to the potential future flow of Kellogg Creek. **Ms. Brooks** provided an overview the framework plan elements in relation to current park features. She discussed how the park would integrate with the Main Street plaza and the future home of the Milwaukie Sunday Farmers Market. **Councilor Batey** noted previous farmers market concerns about spacing for vendor booths. The group discussed the farmers market setup at the plaza.

Council commented on the framework plan, including the desire to add more shade elements. **Councilor Batey** commented that the park was a streamside habitat for Kellogg Lake and Creek and should be vegetated with appropriate trees for riparian habitat, which did not include the dogwood. **Ms. Brooks** reported that the Parks and Recreation Board (PARB) felt that a dogwood tree needed to be included in the park to recognize the name of Dogwood Park. **Councilor Batey** suggested the park be renamed to better reflect the area that featured native plants. **Council President Falconer** asked what a renaming process would look like and **Ms. Brooks** and the group commented on the factors and stakeholders involved. **Ms. Ober** confirmed a renaming process would involve the NDA, PARB, and NCPRD, and would require public hearings. **Councilor Hyzy** was curious to understand the Dogwood Park name origins and the history.

Council President Falconer commented on the large grass area that the park's framework plan called for. She wondered if the city took more of a native planting approach that could assist the city when applying for grants to support this project and the Kellogg Dam removal project. She and **Ms. Brooks** commented on how the two projects interact and reported on how the city could work on habitat restoration. The group commented on adding trees and native groundcover plants that would provide shade.

Ms. Ober clarified that the completion of the framework plan was the last of the city's work on this park. The city created the framework plan to respond to community concerns about future uses of the park. Staff was open to more possibilities moving forward but at this time no further staff time would be dedicated to developing the park. She noted how city partners may assist in future opportunities. **Ms. Brooks** confirmed staff did not have the resources to make additional adjustments. She thanked Council for their feedback and explained how more implementation partnerships could develop.

Councilor Batey believed the park was likely founded in 2003 during the city's centennial. The group commented on the dogwood species in the park.

3. Adjourn

Mayor Gamba adjourned the meeting at 5:15 p.m.

Respectfully submitted,


Amy Aschenbrenner, Administrative Specialist II



CITY OF MILWAUKIE

Memorandum

To: City Council
From: Leila Aman, Community Development Director
CC: Ann Ober, City Manager
Date: August 14, 2020
Re: Community Development Department Projects – City Council Update for August 18, 2020 Council meeting

Community Development/Economic Development/Housing	Planning	Building
<ul style="list-style-type: none">▪ Business Relief Fund▪ ADU SDC Waiver▪ Rent Relief▪ City Hall Blue Ribbon Committee	<ul style="list-style-type: none">▪ Comprehensive Plan Update▪ Comprehensive Plan Implementation▪ Planning Commission▪ Design and Landmarks Committee▪ Land Use/Development Review	<ul style="list-style-type: none">▪ June 2020 in review.

COMMUNITY DEVELOPMENT/ECONOMIC DEVELOPMENT/HOUSING

Business Relief Fund

- Awards from Round 2 are in the verification process. Staff anticipate notice of awards to go out in late August. It is anticipated the city will make approximately 12 grants, with half of the grant dollars will go to businesses that are sole proprietors.
- The City was awarded an additional \$97,000 in State of Oregon Emergency Business Assistance Matching funds from Business Oregon. This award, combined with the \$35,000 already received results in a 100% match from the state for the funds allocated by City Council for the BRF. For the \$132,000 original investment by the city will result in \$264,000 of funds for our local businesses. The timeline for Round 3 will be set once staff have completed the awards for Round 2.

ADU SDC Waiver

- Staff have created procedures to administer the program and have created a landing page on the City's website that can be found here: <https://www.milwaukieoregon.gov/housingaffordability/adu-waiver-pilot-program>. Staff have processed and approved one application for the ADU program. One additional application has been submitted for review and four prospective applicants have asked staff for more information about their eligibility and next steps.

Rent Relief

- There are currently 8 Milwaukie households that have received rental assistance or are in process of receiving a rental assistance grant from the City. These 8 awards accounts for approximately \$10,000 of the \$25,000 allocated by Milwaukie's City Council to assist families impacted financially by COVID 19. Northwest Housing Alternatives partnered with the City to administer these grants on the City's behalf.

City Hall Blue Ribbon Committee

- The City Hall Blue Ribbon Committee had its first meeting on July 29. The agenda included introductions, a virtual tour of City Hall, review of the project charter, schedule, and community engagement. A second meeting will be held in September, where the committee will vote on the project charter, review the draft community engagement plan, and review guidelines from the State Historic Preservation Office (SHPO).

PLANNING

Comprehensive Plan Update

- On August 18th, the City Council is scheduled to complete deliberation and adopt the updated Comprehensive Plan. Adoption represents the culmination of 2 ½ years of work to update plan policies and is the result of countless volunteer hours by members of community, the Comprehensive Plan Advisory Committee, the Planning Commission, and the City Council.

Comprehensive Plan Implementation

- On August 4 Council voted to o authorize execution of the consulting contract with Urbsworks. The contract has been signed and a notice to proceed was issued. The city team is working with the consultant on a schedule of meetings and next steps.

Planning Commission

- CSU-2020-005 – On August 11, the Commission held a public hearing and approved an expansion of the existing parking lot at Milwaukie El Puente Elementary School.
- PD-2020-001 – An application for a Planned Development at Waverly Woods was submitted on August 4. The proposal is for the phased development of four apartment buildings, a community center with a swimming pool, and a community room totaling 100 dwelling units. The application is being reviewed for completeness.

Design Landmarks Commission

- The DLC will continue its discussion of the latest version of proposed amendments to the downtown design review process at a meeting on August 17, to be held virtually using Zoom.

Land Use/Development Review¹

- DEV-2020-004 – On July 7, an application was submitted for Type II development review for an addition at the Milwaukie Chiropractic Center, a Type II parking modification to exceed the maximum, and a Type II variance to allow an 8-ft side yard setback rather than the minimum 10-ft setback. The application was deemed complete on August 3. Public notices and referrals were sent on August 5; comments are due on August 19.

¹ Only land use applications requiring public notice are listed.

BUILDING

- June in review is provided below. The next CD summary will have a half yearly update.

June 2020 in review:

	Valuation of permits issued:
New Single Family – 4 issued	\$1,132,938
New ADU – 0 issued	\$0
Solar Issued – 2 issued	\$37,884
Residential Alterations/Additions –2 issued	\$72,324
Commercial new - 0 issued	\$0
Commercial Alterations –4 issued	\$315,752
Demo's –0 issued	

Total number of permits issued (Structural, Mechanical, Plumbing, Electrical)

135

Total number of Inspections performed (Structural, Mechanical, Plumbing, Electrical)

316

Total active permits: 887

COUNCIL STAFF REPORT

To: Mayor and City Council
Ann Ober, city manager

Date Written: Aug. 6, 2020

Reviewed: Kelly Brooks, assistant city manager

From: Jordan Imlah, communication program manager &
Arts Committee staff liaison

Subject: **Arts Committee Annual Update**

ACTION REQUESTED

Receive an annual update from the Milwaukie Arts Committee.

HISTORY OF PRIOR ACTIONS AND DISCUSSIONS

On April 16, 2019, Arts Committee members met with City Council to share their goals and the upcoming year's programming schedule during their annual update.

ANALYSIS

The Arts Committee was created, and initial members were appointed, by City Council in 2008. The nine-member volunteer committee was created to connect artists to resources, help businesses curate local art, and identify projects and events in the city where art can or should be emphasized. The committee also serves as the fiduciary agent of the city's public art fund.

The purpose of this update is to share the committee's goals for 2020-21, review recent accomplishments and discuss upcoming activities.

BUDGET IMPACTS

N/A

WORKLOAD IMPACTS

Staff time is required to assist the Arts Committee achieve its goals. Volunteer time is required to accomplish committee goals, as well as promote and coordinate citywide arts-related events.

COORDINATION, CONCURRENCE, OR DISSENT

On Feb. 2, 2019, the committee adopted its 2020-21 goals, as well as reviewed its bylaws to which they made no changes.

STAFF RECOMMENDATION

Receive report.

ALTERNATIVES

Recommend changes to the committee's goals and/or bylaws.

ATTACHMENTS

1. 2020-21 Arts Committee Goals



GOAL 1: Raise awareness of the Milwaukie Arts Committee through engagement with key leaders and artists

- Maintain web and social media presence with fresh content that is cross-promoted
- Develop key messaging
- Develop partnerships with artists, organizations and businesses

GOAL 2: Establish Milwaukie's identity as a center for arts and culture

- Develop murals in Milwaukie
- Oversee selection, expansion and rotation of sculpture in Milwaukie
- Curate rotating artists series at City Hall
- Foster development and expansion of performance and literary arts

GOAL 3: Establish a sustainable funding stream for citywide arts projects and programs

- Update the Milwaukie Arts Committee operating budget
- Collect commissions from artists' series to support the Milwaukie Arts Committee
- Research and apply for grants
- Advocate for funding with intergovernmental, business and community partnerships
- Develop a Milwaukie arts nonprofit organization



ANNUAL UPDATE



ARTS COMMITTEE

MEMBERSHIP

Alicia Hamilton, **vice chair**

Bailey Stokes

Hamid Shibata Bennett, **chair**

Julie Ratcliff, treasurer

Josie Hettum

Laura Steenson

Lulu Freed

Samantha Swindler, **secretary**

Theresa Dudeck

GOALS FOR 2020

GOAL 1: Raise awareness of the Milwaukie Arts Committee through engagement with key leaders and artists.

GOAL 2: Establish Milwaukie's identity as a center arts and culture.

GOAL 3: Create a sustainable funding stream for citywide art projects and programs



RECENT & UPCOMING ACTIVITIES

CITY HALL GALLERY

GABE STORM



Milwaukie Arts Committee's Featured Artist:
Gabe Storm



CHAPEL THEATRE

PERFORMANCE SERIES

- Bridgecty Improv
- Red Yarn
- Dance & wine pairing (currently scheduled for October)

CHALK ART WITH NCPRD

HEARTS IN PARKS

- Assembled chalk kits
- Recruited volunteer artists
- Created in multiple Milwaukie parks
- Cross-promoted on social media in partnership with NCPRD using #heartsinparks



PUBLIC MURALS

JOE RISO

- Location: Chan's Steakery, 10477 SE Main St.
- Recently completed
- Created on two sides of the building - one facing McLoughlin Boulevard, the other facing Main Street



JOE RISO MURAL

McLOUGHLIN SIDE



JOE RISO MURAL

MAIN STREET SIDE





PUBLIC MURALS

JEREMY DAVIS

- Location: Water Reservoir, 10477 SE Main St.
- Anticipated to begin on Sep. 1
- Approximately 15.5 ft. high & 25 ft. wide
- Will feature Ah Bing and the Hadleys, among other elements

COMMUNITY PROJECT

LOVE ROCKS

- Community artmaking project
- Partnership with Hidden Hearts Milwaukie



SCULPTURE GARDEN

CALL FOR SCULPTORS

- 3 sculptures at City Hall, 1 sculpture in Dogwood Park
- \$1,000 honorarium
- Deadline Aug. 31



VIRTUAL CONCERTS

PORCHFEST

- Aug. 21 & 28, Sep. 4 & 11
from 7-8 PM
- Multiple performers across
several locations
- Sponsored by the Lewelling
NDA





THANK YOU!

QUESTIONS OR MORE INFO?

Hamid Shibata Bennett, chair
hamidmnt@gmail.com

Jordan Imlah, staff liaison
imlahj@milwaukieoregon.gov
503.786.7503

COUNCIL STAFF REPORT

To: Mayor and City Council
Ann Ober, City Manager

Reviewed: Scott Stauffer (as to form), City Recorder

From: Kelly Brooks, Assistant City Manager

Subject: Dogwood Park Framework Plan

Date Written: Aug. 6, 2020

ACTION REQUESTED

Council is asked to receive an overview of the recently completed framework plan for Dogwood Park.

HISTORY OF PRIOR ACTIONS AND DISCUSSIONS

2011 – The city completed a concept plan for Dogwood Park (attached).

2019 – The city completed improvements in South Downtown that included construction of a new festival street and plaza adjacent to Dogwood Park.

ANALYSIS

The 2011 concept plan for Dogwood Park did not provide the level of information needed to respond to inquiries from the public about what uses could or could not be accommodated in the park. Staff also needed to consider the changes to the public right-of-way (ROW) slated to occur with development of the Kellogg Creek at Coho Point site. , To further inform decision making around the park, the city and the North Clackamas Parks and Recreation District (NCPRD) contracted with Lango Hansento address the following questions:

Can a playground be added to the park?

Sunshine Daycare, a private preschool and childcare facility located in downtown Milwaukie, asked the city if it could install playground equipment or some type of play space in Dogwood Park. Sunshine currently has no public outdoor play space within walking distance of their facility. The daycare did apply for, and has received, a \$20,000 grant to apply towards such a project.

Can storage and a performance space/stage be added to the park?

Celebrate Milwaukie Inc. (CMI), who operates the Milwaukie Sunday Farmers Market, asked the city to allow a converted storage container to be placed in the park that could also serve as a performance space/stage. Adding a storage container and stage to the park would allow the market to store materials, which would make the space next to the United States Postal Service (USPS) available for other uses. office.

How will the park integrate with the Coho Point development, the plaza, and market?

Neither the plaza nor the Coho Point development were complete or under consideration in 2011. The Dogwood Park Framework Plan considered the current and future development of the South Downtown area and how the Coho Point development could best be integrated with the park.

Plan Development and Outcomes

The city's Park and Recreation Board (PARB) invited members of the city's Arts Committee, the Historic Milwaukie Neighborhood District Association (NDA), CMI, and Sunshine Daycare to participate in two workshops led by Lango Hanson. Kurt Lango, of Lango Hanson, also met separately with various stakeholders, including Dave Aschenbrenner of CMI.

Based on feedback received at the workshops and from stakeholders, the attached framework plan includes the following elements:

- A play space in the lower section of the park;
- Retention of the White Oak tree recently planted in honor of Arbor Day;
- A new Dogwood Tree;
- A new overlook;
- Open lawn area;
- Retention of the existing sculpture pedestal;
- An accessible pathway; and
- Stage and storage space outside of the park.

BUDGET IMPACT

The framework plan cost \$20,000, of which NCPRD contributed \$10,000. The city's share of the funding was provided in the 2019-2020 biennial budget. A small amount of Metro local share funding has been identified in the city's Capital Improvement Plan (CIP) for minor improvements to Dogwood Park. Current funding is insufficient to fully implement the plan and the city will therefore need to seek additional funding and/or development opportunities.

WORKLOAD & CLIMATE IMPACT

None.

COORDINATION, CONCURRENCE, OR DISSENT

The assistant city manager coordinated with community development and NCPRD staff on development of the Dogwood Park Framework Plan.

STAFF RECOMMENDATION & ALTERNATIVES

Not applicable.

ATTACHMENTS

1. 2020 Dogwood Framework Plan
2. 2011 Final Dogwood Concept Plan





Park Introduction

Dogwood Park is a .75 acre park that serves as the primary greenspace of Milwaukie's Main Street. It is located between Main Street and Kellogg Creek, providing exceptional connections to the adjacent Metro Orange Line transit stop and the Kellogg Creek Pedestrian Bridge. The park, situated high above the creek, consists of two open grass areas that are separated by a grove of mature trees. The north parcel is more open and provides views out to Kellogg Creek and the Willamette River beyond, while the south parcel offers more of a sense of enclosure by the surrounding vegetation. Existing site amenities include several picnic tables, an existing wood fence, a short wooded trail, and a large art sculpture. Though small, the park offers a balance of urban life and varied natural amenities.



Outreach and Process

The City of Milwaukie and the North Clackamas Park and Recreation District engaged a design consultant to create a Master Plan for Dogwood Park. The first step in the outreach process was to interview local stakeholders that had an interest in the development of the park or had been affiliated with recent improvements adjacent to the open space. These stakeholders included: City of Milwaukie, North Clackamas Parks and Recreation District, Sunrise Daycare, Celebrate Milwaukie/Farmers Market, Milwaukie Park and Recreation Board and the Historic Neighborhood District Association. Information was gathered from this group to create a list of potential park program elements and design considerations. Based on this, the design team created a number of options that illustrated a variety of park programming possibilities and different levels of development. The general consensus was to keep the park design flexible with grass areas, an overlook, trails and a small natural area for children's play. As the north and south area are physically separated by a ravine, the group suggested that the southern end should be more passive and the northern end, near the farmer's market, could be more active along with additional hard surface areas. This planning document serves as a guide for future development and grant applications.



Park Programming

- Maintain Open Grass Areas
- Play Area
- Replant Dogwood Trees
- Viewing Areas & Overlook
- Seating Areas & Picnic Tables
- Interpretive Signage/Art
- Potential Stage for Performances
- Shade (trees or canopy)
- Habitat Enhancement
- Litter Receptacle
- Drinking Fountain



Design Considerations

- Integrate with the Plaza/Festival Street
- Allow for Flexibility
- Coordinate with Future Bike Connection
- Site Visibility and Security
- Safety at Embankment Edge
- Resource Overlay Zoning
- Ease of Maintenance
- ADA Accessibility
- Access to Creek

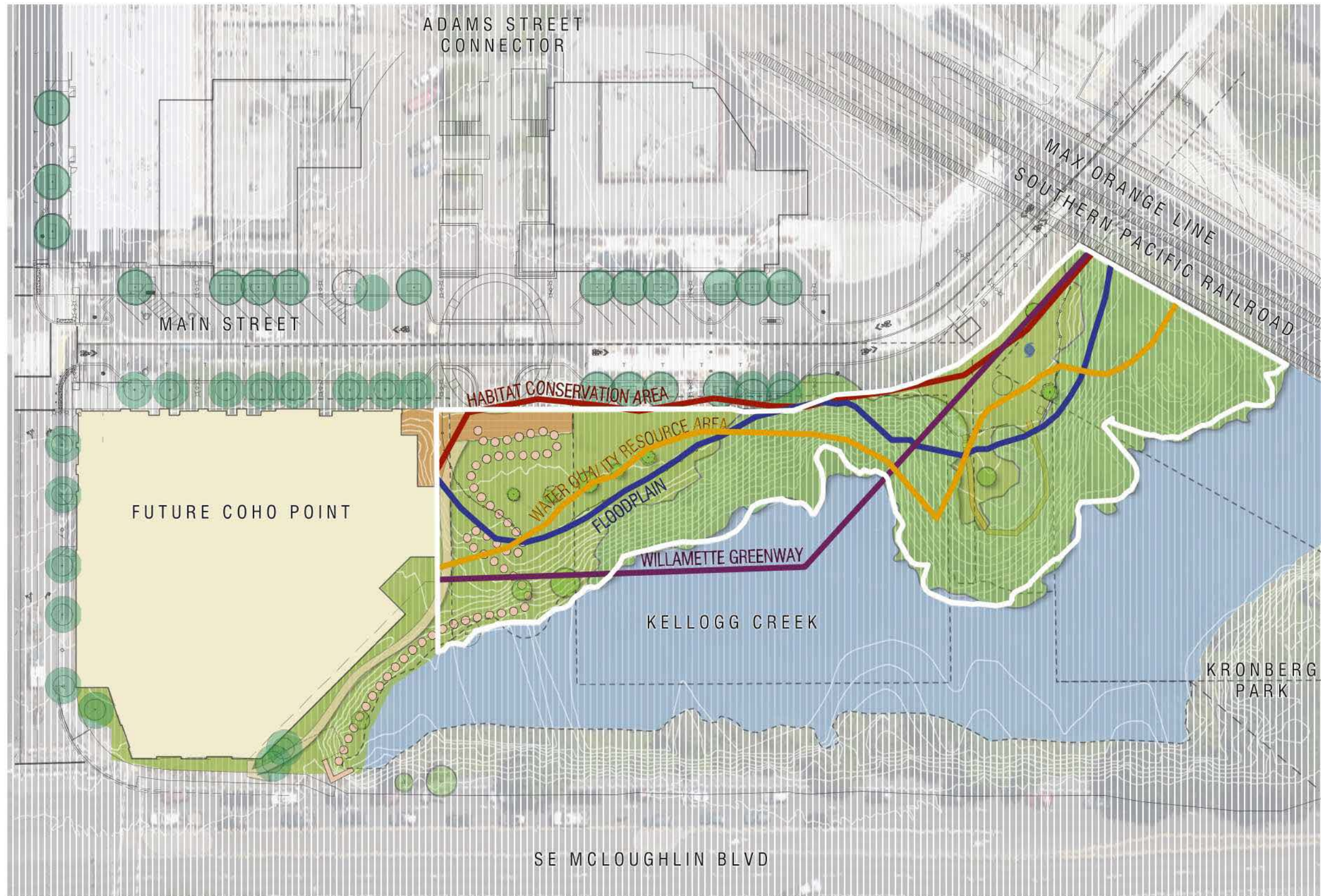




Existing Conditions

- 1 **DOGWOOD PARK - SOUTH PARCEL:**
Located next to the Milwaukie Orange Line stop and pedestrian connection to Kroneberg Park. The open lawn area borders Main Street and contains an existing sculpture. A wood fence separates the open area from the existing tree grove.
- 2 **EXISTING TRAIL:**
An unpaved pathway and timber stairs lead to a lower area enclosed by mature trees. The edge of this area drops steeply to Kellogg Creek.
- 3 **DOGWOOD PARK - NORTH PARCEL:**
Gently sloping lawn area is adjacent to the existing Adams Street Connector and the future multi-modal pathway connection at Coho Point. The west boundary of the site is enclosed by a wood fence and substantial vegetation. There are several existing dogwood trees located in the lawn area.
- 4 **EXISTING GRADES:**
As a result of the Main Street improvements, there are abrupt grade transitions between the sidewalk and existing grass area adjacent to the right-of-way on the north and south parcel of the park.
- 5 **FUTURE MULTI-MODAL PATHWAY:**
Future design of path to be determined. This future pathway will provide an accessible connection from Dogwood Park and Main Street to Milwaukie Bay Park under McLoughlin Blvd.
- 6 **COHO POINT DEVELOPMENT:**
A future multi-level mixed-use development that includes parking, housing, and ground-floor retail. This project also includes an at-grade pedestrian connection to McLoughlin Blvd.
- 7 **MAIN STREET:**
The recently completed Streetscape provides an opportunity for festivals and events including the Farmer's Market. The festival street includes a central plaza, artwork, benches, bike racks and power for events.

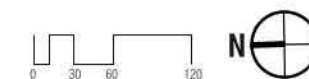




Natural Resource Overlays

Each of the following Natural Resource Overlays should be considered as part of the development of the open space.

- **WILLAMETTE GREENWAY**
 This overlay is intended to protect, conserve, enhance, and maintain the numerous qualities of the Willamette River and adjacent lands. (Milwaukie Municipal Code 19.401)
- **WATER QUALITY RESOURCE**
 Designated to protect the functions and values of riparian and wetland resources at the time of development. (Milwaukie Municipal Code 19.402)
- **FLOODPLAIN**
 Established to promote public health, safety, and welfare and to minimize public and private losses due to flood conditions. Maintaining the functions and values of floodplain through natural water conveyance systems. (Milwaukie Municipal Code 18.04)
- **HABITAT CONSERVATION AREA**
 Designated to implement the performance standards of the Metro Urban Growth Management Functional Plan for riparian areas and fish and wildlife habitat, and to protect significant local Goal 5 resources such as wetlands. (Milwaukie Municipal Code 19.402)





Framework Plan

- ① **PATHWAY:**
A proposed pathway provides for an accessible route into the park to the sculpture and the children's nature play area.
- ② **EXISTING SCULPTURE:**
The general location of the existing sculpture is maintained.
- ③ **OPEN LAWN (SOUTH PARCEL):**
The open lawn area is graded to create a smooth connection from the adjoining sidewalk and a flexible area for play and relaxation.
- ④ **OPEN LAWN (NORTH PARCEL):**
The open lawn area is maintained as part of the development of the park, however there are opportunities to add additional hard surface areas as needed.
- ⑤ **NATURE PLAY AREA:**
A small nature play area with an accessible trail connection provides an area for children to interact with logs and boulders. A perimeter fence along the woodland's edge provides edge protection for the park's users.
- ⑥ **DOGWOOD TREE:**
A new Dogwood tree is planted in the grass area to commemorate the park's name.
- ⑦ **OVERLOOK:**
An overlook provides an opportunity to take advantage of views to Kellogg Creek and beyond to the Willamette River.
- ⑧ **PLAZA:**
A flexible plaza space provides a seamless connection from the Coho Point development to Dogwood Park while providing additional event space for the Farmer's Market. Leveling out the berm between the park and Main Street will be required to create an accessible area.



Farmer's Market

MAIN STREET

The City of Milwaukie Comprehensive Plan expresses the importance of embracing arts and culture within the community to bring people together and "foster our small-town appeal." Main Street is a key component of the city and a perfect embodiment of that small town appeal. Events such as First Friday and the Farmer's Market take place here to help further those community goals. Main Street was recently renovated as a Festival Street to accommodate multiple events throughout the year while providing a safer, more welcoming pedestrian experience.

FARMER'S MARKET

The Milwaukie Farmer's Market has been in operation for over 20 years and currently boasts over 75 vendors. Their primary objectives include providing the community with fresh, local, and seasonal products direct from the supplier in a centralized location. A vibrant atmosphere - including live music - sets the stage for the community to gather and socialize while enhancing the business community of Milwaukie.

DOGWOOD PARK AND THE FARMER'S MARKET

The Farmer's Market is set up on Main Street, directly adjacent to Dogwood Park. The open, flexible nature of Dogwood Park provides the opportunity for the market and its patrons to spill over into the park. The park could be used for designated eating area, games, or simply a nice park space for patrons to rest. The additional space also allows for a temporary stage to be set up in the park without conflicting with park programming.

DOGWOOD PARK							
Design Estimate							
Lango Hansen Landscape Architects							
2020.06.20							
Item		Quantity	Unit	Cost/Unit	Cost	Subtotal	Total
GRADING AND SITE PREP							
Erosion Control							
Erosion Control		1	ls	\$7,000.00	\$7,000.00		
Earthwork							
Import Soil		300	cy	\$40	\$12,000.00		
Earthwork		8,512	sf	\$5.00	\$42,560.00		
Fine Grading + Soil Preparation		8,512	sf	\$1.00	\$8,512.00		
Tree Protection							
Tree Protection		1	ls	\$3,000	\$3,000.00		
Landscaping							
Site Trees		6	ea	\$350	\$2,100.00		
Lawn		7,080	sf	\$0.50	\$3,540.00		
Irrigation		7,080	sf	\$2.00	\$14,160.00		
Fence							
		355	lf	\$75	\$26,625.00		
Subtotal - Sitework							\$119,497
Contingencies (20%)							\$23,899
TOTAL							\$143,396
PLAZA AND PATHWAYS							
Grading		1,600	sf	\$10.00	\$16,000.00		
Concrete Pathways		1,493	sf	\$10.00	\$14,930.00		
Specialty Paving at Plaza		838	sf	\$20.00	\$10,056.00		
Subtotal -Plaza and Pathways							\$40,986
Contingencies (20%)							\$8,197
TOTAL							\$49,183
OVERLOOK							
Overlook		1	ls	\$75,000.00			
Subtotal -Overlook							\$75,000
Contingencies							\$15,000
TOTAL							\$90,000
PLANTING AND IRRIGATION							
Clear and Grub		1,432	sf	\$2.00	\$2,864.00		
Perimeter Woodland Landscaping		1,432	sf	\$5.00	\$7,160.00		
Landscaping Irrigation		1,432	sf	\$2.00	\$2,864.00		
Subtotal -Planting and Irrigation							\$12,888
Contingencies (20%)							\$2,578
TOTAL							\$15,466
PLAY AREA							
Concrete Curb		70	lf	\$15.00	\$1,050.00		
Grading		364	sf	\$10.00	\$3,640.00		
Nature Play Logs and Boulders		1	ls	\$60,000.00	\$60,000.00		
Bark Safety Surface (drainage)		364	sf	\$20.00	\$7,280.00		
Subtotal-Play Area							\$71,970
Contingencies (20%)							\$14,394
TOTAL							\$86,364
PRECONSTRUCTION COST (SOFT COST) TOTAL							\$110,000
CONSTRUCTION COST TOTAL							\$352,957
TOTAL COST							\$462,957

DOGWOOD PARK

Cost Estimate

GRADING AND SITE PREPARATION

Grading and Site Preparation measures include erosion control, earthwork, tree protection, lawn areas, limited landscaping, and fencing. This first phase provides an accessible transition from the existing sidewalk to the park lawn areas and a perimeter fence to address safety concerns.

PLAZA AND PATHWAYS

The plaza is an extension of the Festival Street and proposed plaza for the adjacent development. A perimeter pathway provides an accessible route along the edge of the park.

Pathways do not exceed a 10’ width and are designed to minimize disturbance to existing vegetation and slope stability. These concrete pathways connect the overlook and play areas of the park and are ADA compliant.

OVERLOOK

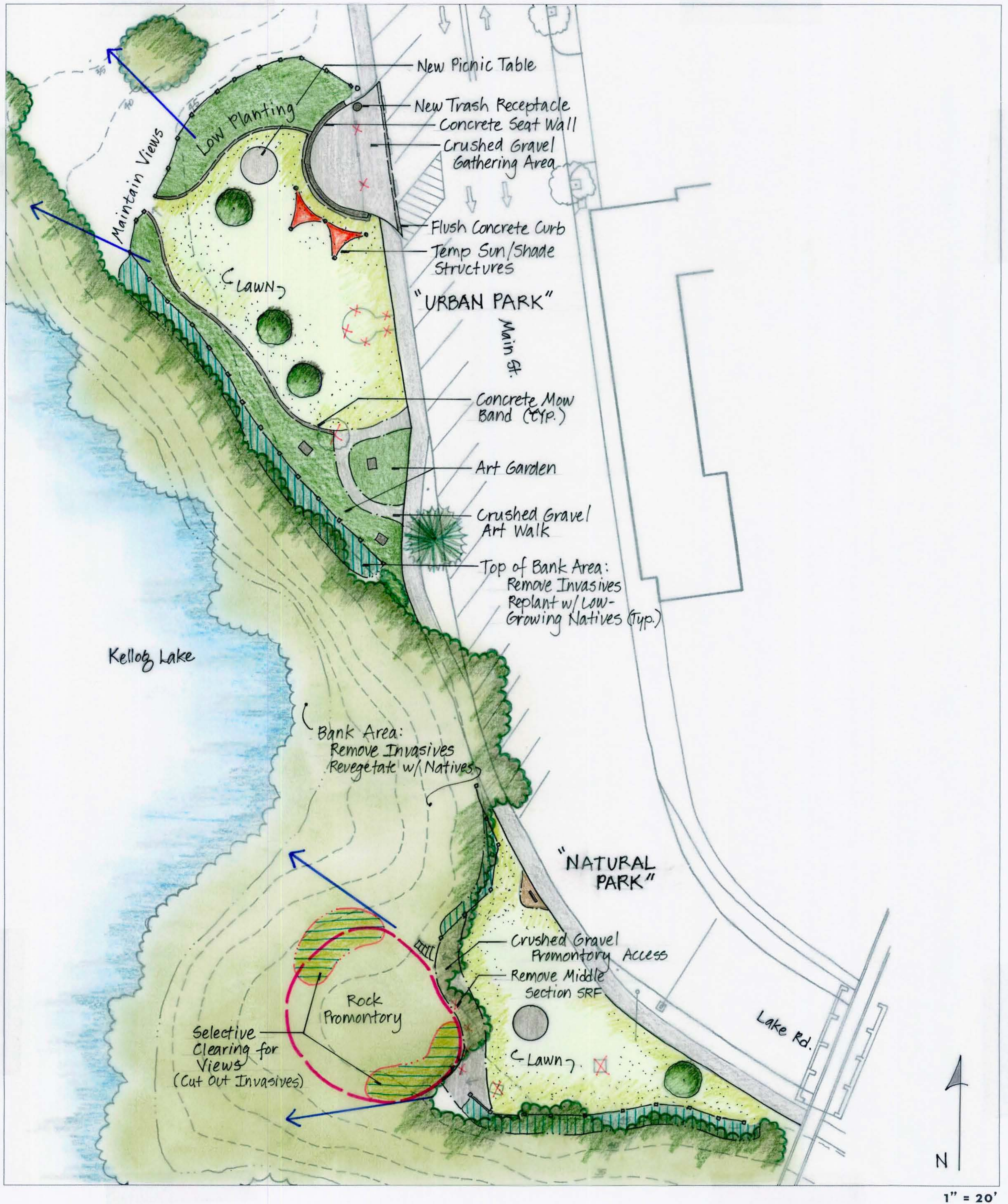
The overlook provides a panoramic view of Kellogg Creek and the Willamette for visitors of the park. Its simple form and seamless detail connections allow for a quiet space to gather and celebrate the surrounding landscape. Building materials include special paving and ornamental handrails, each reflecting the character of the natural environment.

PLANTING AND IRRIGATION

Planting of the park involves perimeter woodland landscaping and irrigation. Plants proposed are native, drought tolerant, and exhibit seasonal interest throughout the year.

PLAY AREA

The play area is a simple expression of natural play featuring interactive logs and boulders that encourage lively engagement. The surface of the play area is comprised of bark safety surface and a perimeter concrete curb.



1" = 20'

FINAL CONCEPT PLAN