



# CITY OF MILWAUKIE

## PLANNING COMMISSION MINUTES

City Hall Council Chambers  
10722 SE Main Street  
[www.milwaukieoregon.gov](http://www.milwaukieoregon.gov)

October 11, 2022

**Present:** Lauren Loosveldt, Chair  
Joseph Edge, Vice Chair  
Joshua Freeman  
Greg Hemer  
Robert Massey  
Jacob Sherman  
Amy Erdt

**Staff:** Ryan Dyar, Assistant Planner  
Laura Weigel, Planning Manager  
Jon Hennington, Equity Program  
Manager  
Jason Wachs, Community  
Engagement Coordinator

**Absent:**

(00:13:17)

### 1.0 Call to Order — Procedural Matters\*

**Chair Loosveldt** called the meeting to order at 6:30 p.m., read the conduct of meeting format into the record, and Native Lands Acknowledgment.

**Note:** *The information presented constitutes summarized minutes only. The meeting video is available by clicking the Video link at <http://www.milwaukieoregon.gov/meetings>.*

**Commissioner Hemer** recapped the October 5<sup>th</sup> Confederated Tribes of Grande Ronde presentation held at the Ledding Library. A video of the event will be played on the Milwaukie Heritage Channel and on Comcast Channel 30.

(00:17:20)

### 2.0 Audience Participation

No information was presented for this portion of the meeting.

(00:17:45)

### 3.0 Community Involvement Advisory Committee (CIAC) Annual Meeting

**Chair Loosveldt** welcomed Jon Hennington, City of Milwaukie, Equity Program Manager to the meeting. **Jon Hennington** explained that equity work can be complicated and takes time to establish in the community. **Hennington** shared that the Milwaukie City Council established an equity, inclusion and justice goal in 2020 and that Milwaukie's 2040 vision calls for an entirely equitable city. **Hennington** explained the differences between equality, equity and justice. The equity work within the city began in June 2020 and consists of three phases of

engagement. Currently, the city is in Phase III of engagement. Phase III includes the implementation of an Equity Steering Committee, a community survey, budget development and the development and adoption of a city-wide equity plan. **Hennington** reviewed the equity goals and explained the importance of utilizing an equity lens when doing work. **Hennington** discussed the Inclusion & Belonging Study that Keen Independent Research is conducting to get a clearer picture around equity within the city and identify systemic challenges. One hope is that the study can provide information about how individuals with diverse backgrounds can access and participate within their Neighborhood District Associations. Major goals of the study include the development of a Diversity Equity and Inclusion Plan (DEI) and gained understanding of community needs that will guide equitable city services. **Hennington** shared that Keen Independent Research is conducting a procurement analysis, an internal DEI culture assessment and public engagement to capture service delivery processes. **Hennington** also described the virtual workshops that the researchers will be conducting as part of the study.

**Commissioner Massey** asked a clarifying question about tracking progress when utilizing a workshop format. **Hennington** explained that Keen Independent Research will take the qualitative data from the workshop to establish data points and patterns and will pair that data with quantitative data collected during the study. **Massey** asked **Hennington** how underrepresented groups are being encouraged to participate. **Hennington** stated that the process allows individuals more flexibility in their response time online and that people can talk with an individual if they prefer. Individuals that participated in the city's parks discussion will also be contacted to ask for their participation. **Hennington** noted that meeting individuals where they are at is a key strategy to gaining participation. **Commissioner Hemer** asked about the use of language and representation. **Hennington** stated that rather than trying to define someone with a word that building relationships is ideal and trusting individuals know themselves best. **Chair Loosveldt** asked how the equity goals were developed. **Hennington** stated the goals were pulled from the Council resolution passed in 2020. **Commissioner Sherman** asked about the Equity in Service to the Community goal and if **Hennington** had suggestions for the Planning Commission around actions they could take to support equity and access. **Hennington** noted that the use of plain language as well as providing a safe space where people feel welcome are both tools that improve access. **Hennington** offered to work with the Commission to advise on best practices and noted that Keen will conduct an analysis of the planning process which will result in recommendations.

(01:20:05)

#### **4.0 Annual Joint Meeting with Neighborhood District Associations (NDAs)**

**Laura Weigel**, Planning Manager, reviewed the agenda. NDA members in attendance introduced themselves and the NDA they represent. Present were Teresa Bresaw, Lake Rd NDA and Rebecca Stevenjord, Lewelling NDA.

**Commissioners, Chair and Vice Chair** introduced themselves and mentioned which NDA they live closest to and/or in.

Chair Loosveldt	Lives outside the city limits and Island Station is the neighboring NDA
Vice Chair Edge	Lives outside the city in Oak Grove, Chair of Oak Grove Community Council and participates on the Board of Directors for the North Clackamas Watershed Council, located in the Lake Rd neighborhood
Commissioner Hemer	Lives in the Linwood NDA, Secretary for the Linwood NDA
Commissioner Freeman	Lives in the Lewelling neighborhood
Commissioner Sherman	Lives in the Ardenwald neighborhood
Commissioner Erdt	Lives in the Linwood neighborhood
Commissioner Massey	Lives in the Historic Milwaukie neighborhood

**Weigel** presented an overview of the Planning Department/Planning Commission 5-year work plan and noted the Transportation System Plan and Neighborhood Hubs Project, both due to begin 2023. **Weigel** reviewed the status of the Housing Capacity Analysis and Production Strategy as well as the proposed reorganization of the review process related to the Downtown Design Review. Other items noted on the plan were Residential High Density Zones Reviews, Natural Resources Inventory and Code Update, and work related to the Flood Protection Code. **Weigel** noted in 2024, Planning will look at Parks and Institutions Zone and update the Willamette Greenway Code. In 2025, the goal is to consolidate various plans related to downtown and update the Historic Resources Inventory. **Weigel** named upcoming tasks related to State imposed guidance and/or requirements related to equity and climate action. In addition, staff will be working on code amendments related to Signs, Natural Resources and Bi-annual Housekeeping.

**Weigel** shared staff's completed action items related to NDA feedback received during last year's NDA/Planning Commission joint meeting.

- The City's website now includes more information related to Applications submitted for Development Review.
- The Land Use 101 Presentation was revised and is available on-going on-line.
- The Planning Department webpages are continuing to be reorganized to help the end user better navigate and find information.

**Commissioner Sherman** inquired about offering the Land Use 101 Training in person. **Weigel** agreed to offer the training in person at the beginning of the year. **Commissioner Massey** stated that during the Leadership Meeting,

participants requested the training to be given in person.

**Weigel** reviewed high profile development projects per request of the NDA Leadership Meeting.

- COHO – 195 units in downtown, construction expected to start in 2023/2024
- Henley Place – 170-180 units, under construction, anticipated completion date in early 2024
- Hillside Redevelopment- 275 units, affordable housing, in approval process and refining plans for Phase I, construction to begin in 2024
- Monroe (7Acres Development)- 234 units, under construction right now and expected to be occupied in 2023.
- Dogwood Station – 55 units, land use approvals are done, proposed workforce affordable housing program
- Providence – looking for grant funding
- Waverly Woods (now Birnam Oaks) – 100 units within 4 buildings, Multifamily housing, under construction and no confirmed occupancy date

**Teresa Bresaw** asked Weigel if there was a written list of the high-profile projects mentioned. **Weigel** offered to create a user-friendly list of the projects and agreed to send it to Bresaw and the NDAs. **Commissioner Sherman** inquired about a development that Providence was taking steps towards. **Weigel** stated that Providence was still in the process of securing grant funding. **Vice Chair Edge** asked about the Waverly Apartments. **Weigel** provided an update on Waverly Woods (Birnam Oaks). **Commissioner Massey** requested that Weigel explain to the NDAs the timeline of a development project once an application is approved. **Weigel** stated that a project must show that they are making good faith efforts towards the start of development or have started to build within the first two years. **Weigel** stated she would confirm the timeline requirement. **Commissioner Hemer** asked about a retirement house on Rusk Rd. **Weigel** stated that development has started and stopped. **Sherman** requested clarification around what happens if a developer wants to change course. **Weigel** stated that major modifications need to go back through the process.

**Chair Loosveldt** requested that the NDA representatives give an update on their NDA. **Teresa Bresaw**, Lake Rd NDA Representative, stated that all the officers are new except for the Land Use Chair. The Lake Rd NDA meetings are happening at Milwaukie Floral. **Bresaw** explained that Brett Kelter will be coming to their next NDA meeting to discuss Residential Moderate Density and Accessory Dwellings. **Bresaw** explained that people want to save money and do things legally; residents want to know what they can do. **Bresaw** said someone from Council was going to be coming to their meeting to discuss the possibility of Milwaukie leaving North Clackamas Parks and Recreation.

**Rebecca Stavenjord**, Lewelling NDA Representative, stated that the Lewelling meetings are now being conducted using a hybrid format; they meet at Kairos

Church as well as online. The October meeting will be the second month the NDA is using the hybrid format. **Stavenford** explained that the Lewelling NDA has created a subcommittee to gather community feedback regarding the Transportation System Plan. In addition, the subcommittee received a PIP Grant through Oregon Department of Transportation and is collaborating with Lewelling Elementary School and the Safe Routes to School Program. **Stavenjard** said the NDA had a booth at the city's Carefree Sunday event and participated in the Summer Concert Series. **Stavenjard** shared that the Lewelling NDA will be discussing concessions and activities for their participation in the city's upcoming Solstice event. The NDA also just completed their clean-up in their neighborhood. **Commissioner Sherman** stated that the Ardenwald NDA was inspired by Lewelling NDA's transportation safety work and initiated its own neighborhood survey and shared results with the city.

(01:49:30)

### **Engage Milwaukie Presentation**

**Jason Wachs**, Community Engagement Coordinator, discussed Engage Milwaukie, the city's online engagement platform that was launched in 2020. **Wachs** explained that the platform is a robust way to communicate with the community about a variety of topics and allows for the collection of demographics. **Wachs** stated there are 966 people registered on the site. The top three neighborhoods that are engaged are Ardenwald, Lake Rd and Historic Milwaukie. The Engage Milwaukie platform also has many tools beyond the survey function. **Wachs** discussed the city's projects that are listed on the website. **Wachs** shared that site registration is often construed as a barrier to participation but explained that staff find value in knowing who is engaging. **Commissioner Massey** stated NDA Leadership is interested in knowing how many people in their neighborhoods are participating. **Wachs** agreed to explore NDA interest in the data being collecting and acknowledged he could provide neighborhood specific data upon request. **Wachs** also explained that the results from the NDA survey, on Engage Milwaukie, will be provided to the NDAs. **Commissioner Erdt** asked if using a phone number could be used as a log-in option. **Wachs** stated he would contact the vendor and ask if a phone number is possible but stated the sign-up process wasn't something that he personally could change. **Commissioner Freeman** asked about how equity goals align with the platform's registration requirements. **Wachs** stated he understood the registration barrier and reiterated that Engage Milwaukie is only one tool. **Chair Loosveldt** suggested a guest sign-in option. **Wachs** said he would ask the vendor about a guest sign-in option. **Commissioner Sherman** asked if any of the aggregate feedback captured through Engage Milwaukie is being provided to the community. **Wachs** agreed that reporting back to the community more often is a good idea. **Chair Loosveldt** asked if the site can be made more flexible. **Wachs** stated that the tool has its limitations but there is a lot of value to having an online community engaged. **Rebecca Stevenjard** suggested an equity lens be applied to the city's outreach mechanisms. **Wachs** assured the Commission that the data collected is analyzed and conversations around

engaging marginalized communities are ongoing. **Commissioner Sherman** asked planning staff about engagement around upcoming projects. **Laura Weigel**, Planning Manager, reiterated that Engage Milwaukie is only one tool. **Weigel** noted staff hired a subconsultant to seek input from marginalized communities for the Transportation Systems Plan. **Weigel** confirmed that alternative modes of engagement are consistently incorporated into outreach within each project.

(02:12:10)

### **NDA Barriers to Feedback**

**Chair Loosveldt** asked NDA Representatives if they are aware of barriers that impede NDA members from providing feedback on applications being submitted to the Planning Commission. **Teresa Bresaw**, Lake Rd NDA Representative, stated people often do not want to be involved and/or they do not feel listened to. **Bresaw** stated that members do want to stay informed and will get involved if they feel like they are going to be impacted by the project. **Bresaw** said mainly retired people are involved with the NDA and working families do not have the time to get involved. **Rebecca Stavenjord**, Lewelling NDA Representative, stated some members of the NDA are interested in planning decisions but largely people are not discussing land use issues. **Stavenjord** said people do like updates and tend to find planning information online and if they have more technical questions then they are directed to planning staff. **Stavenjord** equated the NDA as the first line of customer service when people in the neighborhood are upset and/or confused by a particular situation. **Stavenford** said that sometimes a land use application is reviewed in a neutral manner and other times the NDA has helped people navigate and understand the planning process. **Commissioner Sherman** noted the public testimony process within the commission and the limitations around what a person can comment on, is a potential barrier to feedback. **Chair Loosveldt** stated limitations on public comment are influenced by legal construct. **Loosveldt** stated she understood that the limitations are also a barrier. **Vice Chair Edge** stated the Planning Commission strives to adhere to a prescribed legal process and public input may not impact a decision which then in turn can deter public involvement. **Commissioner Erdt** stated there are public misconceptions about what the Planning Commission can and cannot do. **Commissioner Erdt** asked if there was a slide deck in plain language that explained what the Planning Commission does and doesn't do. **Weigel** stated the Land Use 101 video addresses what the Commission does but that maybe there should be more information about what the Commission does not do. **Weigel** agreed that transferring technical information into more plain language is a good goal. **Commissioner Freeman** agreed that simplifying the process during public testimony would be beneficial and suggested that maybe the City Attorney could give the public a brief simplified version of what is appropriate during public testimony. **Commissioner Hemer** asked staff if all NDAs receive notification of code amendments. **Weigel** stated that all NDAs receive an email, notifications, and requests for comments. **Weigel** noted the information being relayed is complicated. **Hemer** stated he is concerned that the NDAs think the

Commission doesn't care about their input and turnaround time related to notification and testimony is restricting involvement. **Hemer** stated that the lack of NDA involvement within the Commission's hearings is most concerning. **Weigel** stated it is complicated, but it might be beneficial to train NDA members on the process once they receive the land use referral. **Weigel** explained that there would need to be specific members of the NDA that would be willing to take on learning the process and being the conduit between NDA members and planning staff. **Weigel** clarified that the staff report notifies the public of the development three weeks prior to the Planning Commission meeting. **Commissioner Sherman** suggested the creation of a one-page document "What do I do if I'm upset about a Land Use Proposal" for community members.

(02:41:50)

### **General Discussion NDA Topics**

**Chair Loosveldt** asked the NDA representatives if there are any topics and/or codes that the NDAs would like to discuss. **Teresa Bresaw**, Lake Rd NDA Representative, said that regularly hearing from planning staff is important and having them attend NDA meetings is helpful. **Bresaw** stated more communication is key. **Rebecca Stavenjord**, Lewelling NDA Representative, said it would be helpful to have the planning process translated into a user-friendly document that people can understand all the steps in the process and where they can engage. **Chair Loosveldt** agreed with Stavenjord's suggestion and noted that staff reports could also include more plain language. **Weigel**, explained that planning documents are a legal record, and some language needs to remain. **Weigel** stated there is a middle ground and agreed that more user-friendly documents are needed. **Weigel** agreed to create a tool to help people navigate the process. **Vice Chari Edge** suggested looking for tools that may already exist since planning timelines are consistent across jurisdictions. **Edge** offered his support and time to the NDAs. **Edge** stated he was happy to share process and materials that are utilized within the Oak Grove Community Council. **Commissioner Sherman** suggested that another resource for the NDAs could be an outside entity that is on call to offer planning advice and/or guidance. **Rebecca Stavenjord**, asked the commission how they would like to receive feedback from the NDAs. **Chair Loosveldt** said any form of communication is appreciated and encouraged NDA members to give public testimony. **Edge** stated it is ideal to have written and oral testimony.

(02:59:00)

### **5.0 Planning Department/Planning Commission Other Business/Updates Planning Commission**

**Commissioner Sherman** announced that TriMet released their Concept Plan for future service. **Sherman** encouraged community members to participate in TriMet's open house. **Commissioner Hemer** stated the Linwood NDA is hosting a candidate debate at the Ledding Library on October 19<sup>th</sup> at 5:30. **Weigel** stated she would follow-up with Kelly Brooks to see what type of input the city will have



regarding TriMet's Concept Plan.

(03:02:05)

**6.0 Forecast for Future Meetings:**

- |                  |                       |  |
|------------------|-----------------------|--|
| October 26, 2022 | Hearing Item(s):      | <ol style="list-style-type: none"><li>1. ZA-2022-003- Downtown Design Review Code Amendments</li><li>2. ZA-2022-006-EV Charging (HB2180) Code Amendments</li></ol> |
|                  | Work Session Item(s): | <ol style="list-style-type: none"><li>1. Parks Discussion with Ann Ober (tentative)</li></ol>  |
| November 8, 2022 | Hearing Item(s):      | <ol style="list-style-type: none"><li>1. CU-2022-003 Barbara Lynn Way conditional use for vacation rental</li></ol>  |
|                  | Work Session Item(s): | <ol style="list-style-type: none"><li>1. Draft Housing Capacity Analysis</li><li>2. Code Amendments: Climate Friendly Equitable Communities</li></ol>              |

Meeting adjourned at approximately 9:36 p.m.

Respectfully submitted,

Suzanne Couttouw, Administrative Specialist II





# CITY OF MILWAUKIE

## AGENDA

October 11, 2022

### PLANNING COMMISSION

[milwaukieoregon.gov](http://milwaukieoregon.gov)

**Hybrid Meeting Format:** the Planning Commission will hold this meeting both in person at City Hall and through Zoom video. The public is invited to watch the meeting in person at City Hall, online through the City of Milwaukie YouTube page ([https://www.youtube.com/channel/UCRFbfae3OnDWLQKSB\\_m9cAw](https://www.youtube.com/channel/UCRFbfae3OnDWLQKSB_m9cAw)), or on Comcast Channel 30 within city limits.

If you wish to provide comments, the city encourages written comments via email at [planning@milwaukieoregon.gov](mailto:planning@milwaukieoregon.gov). Written comments should be submitted before the Planning Commission meeting begins to ensure that they can be provided to the Planning Commissioners ahead of time.

To speak during the meeting, visit the meeting webpage (<https://www.milwaukieoregon.gov/bc-pc/planning-commission-101>) and follow the Zoom webinar login instructions.

**1.0 Call to Order – Procedural Matters — 6:30 PM**

1.1 Native Lands Acknowledgment

**2.0 Audience Participation — This is an opportunity for the public to comment on any item not on the agenda**

**3.0 Community Involvement Advisory Committee Annual Meeting**

Summary: Presentation and Discussion "Plotting the Course: Navigating Equity in Public Service"

Staff: Jon Hennington, Equity Manager

**4.0 Annual Joint Meeting with NDA's**

**5.0 Planning Department/Planning Commission Other Business/Updates**

**6.0 Forecast for Future Meetings**

October 26, 2022	Hearing Item(s):	ZA-2022-003 – Downtown Design Review code amendments ZA-2022-006 – EV Charging (HB 2180) code amendments
	Work Session Item(s):	Parks Discussion with Ann Ober (tentative)
November 8, 2022	Hearing Item(s):	CU-2022-003 – Barbara Lynn Way conditional use for vacation rental
	Work Session Item:	Draft Housing Capacity Analysis Code Amendments: Climate Friendly Equitable Communities

**Milwaukie Planning Commission Statement**

The Planning Commission serves as an advisory body to, and a resource for, the City Council in land use matters. In this capacity, the mission of the Planning Commission is to articulate the Community's values and commitment to socially and environmentally responsible uses of its resources as reflected in the Comprehensive Plan

1. **PROCEDURAL MATTERS.** If you wish to register to provide spoken comment at this meeting or for background information on agenda items please send an email to [planning@milwaukieoregon.gov](mailto:planning@milwaukieoregon.gov).
2. **PLANNING COMMISSION and CITY COUNCIL MINUTES.** City Council and Planning Commission minutes can be found on the City website at [www.milwaukieoregon.gov/meetings](http://www.milwaukieoregon.gov/meetings).
3. **FORECAST FOR FUTURE MEETINGS.** These items are tentatively scheduled but may be rescheduled prior to the meeting date. Please contact staff with any questions you may have.
4. **TIME LIMIT POLICY.** The Commission intends to end each meeting by 10:00pm. The Planning Commission will pause discussion of agenda items at 9:45pm to discuss whether to continue an agenda item to a future date or finish the item.

#### **Public Hearing Procedure**

Those who wish to testify should attend the Zoom meeting posted on the city website, state their name and city of residence for the record, and remain available until the Chairperson has asked if there are any questions from the Commissioners. Speakers are asked to submit their contact information to staff via email so they may establish standing.

1. **STAFF REPORT.** Each hearing starts with a brief review of the staff report by staff. The report lists the criteria for the land use action being considered, as well as a recommended decision with reasons for that recommendation.
2. **CORRESPONDENCE.** Staff will report any verbal or written correspondence that has been received since the Commission was presented with its meeting packet.
3. **APPLICANT'S PRESENTATION.**
4. **PUBLIC TESTIMONY.** Comments or questions from interested persons and testimony from those in support or opposition of the application.
5. **QUESTIONS FROM COMMISSIONERS.** The commission will have the opportunity to ask for clarification from staff, the applicant, or those who have already testified.
6. **REBUTTAL TESTIMONY FROM APPLICANT.** After all public testimony, the commission will take rebuttal testimony from the applicant.
7. **CLOSING OF PUBLIC HEARING.** The Chairperson will close the public portion of the hearing. The Commission will then enter into deliberation. From this point in the hearing the Commission will not receive any additional testimony from the audience but may ask questions of anyone who has testified.
8. **COMMISSION DISCUSSION AND ACTION.** It is the Commission's intention to make a decision this evening on each issue on the agenda. Planning Commission decisions may be appealed to the City Council. If you wish to appeal a decision, please contact the Planning Department for information on the procedures and fees involved.
9. **MEETING CONTINUANCE.** Prior to the close of the first public hearing, any person may request an opportunity to present additional information at another time. If there is such a request, the Planning Commission will either continue the public hearing to a date certain or leave the record open for at least seven days for additional written evidence, argument, or testimony. The Planning Commission may ask the applicant to consider granting an extension of the 120-day time period for making a decision if a delay in making a decision could impact the ability of the City to take final action on the application, including resolution of all local appeals.

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

The city is committed to providing equal access to public meetings. To request listening and mobility assistance services contact the Office of the City Recorder at least 48 hours before the meeting by email at [ocr@milwaukieoregon.gov](mailto:ocr@milwaukieoregon.gov) or phone at 503-786-7502. To request Spanish language translation services email [espanol@milwaukieoregon.gov](mailto:espanol@milwaukieoregon.gov) at least 48 hours before the meeting. Staff will do their best to respond in a timely manner and to accommodate requests. Most Council meetings are broadcast live on the city's YouTube channel and Comcast Channel 30 in city limits.

#### **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](mailto:ocr@milwaukieoregon.gov) o llame al 503-786-7502. Para solicitar servicios de traducción al español, envíe un correo electrónico a [espanol@milwaukieoregon.gov](mailto: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.

#### **Milwaukie Planning Commission:**

Lauren Loosveldt, Chair  
Joseph Edge, Vice Chair  
Greg Hemer  
Robert Massey  
Amy Erdt  
Jacob Sherman

#### **Planning Department Staff:**

Laura Weigel, Planning Manager  
Vera Koliass, Senior Planner  
Brett Kolver, Senior Planner  
Adam Heroux, Associate Planner  
Ryan Dyar, Assistant Planner  
Will First, Administrative Specialist II



# CITY OF MILWAUKIE

**To:** Neighborhood District Associations

**Through:** Planning Commission

**From:** Laura Weigel, Planning Manager

**Date:** October 4, 2022, for October 11, 2022  
Joint meeting with Planning Commission

**Subject:** Meeting Agenda

1. Welcome and Agenda Overview
2. Overview of Planning Department/Planning Commission 5- year work plan
3. Follow-up from last year's joint meeting:
  - More detail about submitted applications was added to the City's website
  - A revised "Land Use 101" training was developed and presented and is available online
  - Staff has been working on reorganizing Planning Department webpages to make them easier to navigate
4. Staff update on high profile development projects
5. Introductions from NDA attendees
  - a. Who you are
  - b. What neighborhood you represent
  - c. What the NDA has been working on
6. Roundtable discussion on the following topics:
  - a. The Engage Milwaukie platform to conduct online open houses and collect survey responses around specific projects.
  - b. Are there any barriers to providing feedback to the Planning Commission on land use applications?
  - c. Are there general topics/code questions not related to a specific land use project you would like to discuss with the Planning Commission?
7. Wrap-Up

## Update on Development Projects for joint PC/NDA meeting

October 11, 2022

**Coho** - 195 units, The development team obtained an extension to their due diligence period, due to the Covid pandemic and supply chain issues. Currently, the team is gearing up to submit an application to FEMA to revise the floodplain elevation as part of the land use conditions of approval. The FEMA review could take up to six months and will be followed by final design and permitting. Construction is projected to start in 2023.

### **Henley Place**

Currently under construction. Estimated completion early 2024.

**Birnam Oak (formally Birnam Oaks)** – Phase 1 32 units. Overall 100 units - Phase 1 under construction including public improvements and infrastructure.

**Hillside** – Phase 1 275 units.

The snapshot - Underway: Preparation of design development plans for Phase 1 and 60% completion for right-of-way drawings; securing of all funding. Demolition and infrastructure work to begin later this fall. Permits to be submitted in the spring and construction to begin in early 2024.

Basic estimated timeline and info from the Housing Authority:

[Estimated Timeline for Phase I \(~275 units\)](#)

Q3 2022: Finalize development contract with Related NW

Q4 2022: Submit Section 18 application to HUD, start on-on-one relocation meetings with residents to prepare

Q1 2023: Section 18 application under review

Q2 2023: Section 18 approval from HUD/begin Phase 1 Resident Relocation

Q3 2023: Phase 1 Resident Relocation

Q4 2023: Phase 1 Resident Relocation/preparing for Construction financial closings

Q1 2024: Construction closing and Phase 1 Construction begins

While HACC awaits approval from HUD, they plan to have several resident meetings with their relocation consultant in order to make sure everyone is able to have their questions answered. These will be held prior to the one-on-one meetings the relocation team will have with residents. Once the HUD Section 18 application is approved, residents located in Phase 1 will begin the relocation process. All residents will be given the option to relocate with either a Tenant Protection Voucher or to move into another available Housing Authority home. All relocated residents will be given the option to return to a newly developed unit once complete. The relocation team will work with all residents to relocate to new homes.

**7 acres (aka Monroe St)** – 234 units

Under construction. Substantial completion. Building should be handed over to the owner between February - August. Public improvements to be completed in mid-January, with the multi-use path pavement to be completed later this month. Landscaping is scheduled to be completed in mid-December.

**Dogwood Station** – 55 units, Land use approval only, no further activity.

**City Hall** (old)