

# FRIDAY MEMO

December 8, 2006

1. Don't miss the Umbrella Parade set for tomorrow, Saturday, December 9, 2006. It begins in the downtown at 4:00 P.M. The lighting of the City Hall tree will be at about 5:00 if you wish to enter an umbrella in the competition, you may do so between 3:00 and 3:30 at the Waldorf School parking lot. Thanks to Chelsea Bantz for reviving this holiday tradition!
2. The City's annual Winter Solstice event will be held on December 15, 2006 from 5:00 P.M. to 7:00 P.M. at Riverfront Park. I have attached a flyer for the event, which is one of six opportunities to see the Christmas Ships in Milwaukie this year.
3. On November 29, 2006 Senator Gordon Smith visited the City. During his time here he discussed City priorities with the Mayor and Council and visited an Emergency Operations Exercise at the Public Safety Building. Attached to this memo is an updated list of the projects that are currently underway in the City that we shared with Senator Smith.
4. Baggallini, a maker of travel bags and accessories, has purchased a 70,000 square foot warehouse at 1887 SE Milport Road from Rudie Wilhelm Warehouse Co. Baggallini, currently located in Portland, will be moving its entire operation to Milwaukie. Two former flight attendants originally founded the firm, which is projecting \$10 million in sales this year. Staff is working with Baggallini on preparing an Enterprise Zone application for building improvements.
5. The RFP for the Milwaukie Town Center Project [old Texaco site] has been finalized and posted to the Milwaukie and Metro websites. Notices have been sent to approximately 50 local developers, and it is being advertised in local newspapers. A complete submittal packet is available for purchase at JCB. The deadline for submission of proposals is January 31, 2007. Anyone interested in the RFP packet should contact Jeanne Garst at 503-786-7655 or [garstj@ci.milwaukie.or.us](mailto:garstj@ci.milwaukie.or.us). I have attached a copy of the body of the RFP to this memo. The whole package, including attachments, may be accessed on the web site.
6. Clackamas County recently began the Harmony Road Transportation Improvements Environmental Assessment (EA) Project, which will study the alternatives and impacts of changes to Harmony Road and the Harmony/Linwood intersection. Councilor Barnes is serving on the Policy Advisory Committee, and a Project Advisory Committee (PAC), which has met twice, includes several Milwaukie representatives. Initially, the PAC was charged with reviewing design alternatives for both the SE Sunnybrook Boulevard extension in addition to alternatives for SE

Harmony Road. This combined analysis is necessary because there is potential for these two roads to intersect in the future, thus impacting alternative and design decisions for both. This has also caused the pace of the Harmony Road project to be uncomfortably fast, without allowing sufficient time for discussion of issues raised by the proposed projects. In response to comments and input by the City, members of the PAC, and FHWA, the County is taking a step back that will allow the process to slow down and allow the PAC time to focus on resolving issues surrounding the extension of SE Sunnybrook Boulevard prior to developing and analyzing alternatives for SE Harmony Road. The County has asked the same PAC members to continue to review both the SE Sunnybrook Boulevard extension alternatives and the SE Harmony Road alternatives. Essentially, the studies will occur consecutively instead of simultaneously as originally planned. By separating the two studies, the County hopes to simplify and clarify issues surrounding both transportation improvements while staying as close to the original schedule as possible. The County is developing a new study plan and meeting schedule and will post this information on the project website soon. <http://www.harmonyroadea.org/>

7. At a public hearing on December 5th, the Milwaukie City Council adopted an emergency ordinance to approve proposed amendments to the Milwaukie Municipal Code. The most significant amendments were to the City's Sign Code, revisions to which focused on meeting new standards for how a City may regulate signs. The City Attorney recommended that the Council pass the amendments with an emergency ordinance, so the new code would take effect immediately. Council agreed this step was warranted because the current Sign Code posed a significant risk to the City. The adopted code can be found on the City website at <http://www.cityofmilwaukie.org/departments/planning/planning.html>.
  
8. The City's Transportation System Plan Update project is underway, and the City is seeking citizen and business representatives to serve on the TSP Advisory Committee. The ideal Advisory Committee member will bring their knowledge and expertise to the discussion while keeping the larger community's interests in mind. Any member of the public may sit on the Advisory Committee. There is no selection process; however, those who wish to sit on the committee need to sign up through the City and make a commitment to participate for the duration of the project. All Advisory Committee meetings will be open to the public. The Advisory Committee will meet approximately five times over the next nine months, beginning in January 2007. The agenda for the first meeting will be an orientation to the TSP project and process. For more information on this committee or participating in the TSP in other ways, please visit the City's website at [www.cityofmilwaukie.org](http://www.cityofmilwaukie.org) or contact Gavin Hales, Transportation Liaison, for more information. He can be reached at 503-786-7643 or at [halesg@ci.milwaukie.or.us](mailto:halesg@ci.milwaukie.or.us).

9. We are recruiting for additional on call library staff. We are also in the process of running an internal recruitment for the Operations Supervisor position in storm/wastewater. In addition, welcome to our new City Engineer—Gary Parkin.
10. The Sewer Department has been busy raising manholes, tagging manholes, dye testing, cleaning and tv'ing sewer lines. The Department has also been working on creating a step-by-step instruction book for everyone in sewer storm, and for all employees who are on call, that explains how to hook up generator power and operate lift stations in the event of a power outage. This project should be completed by the end of January. .
11. The Storm Department has been busy installing catch basins, cleaning and inspecting drywells, and mapping the storm system. The Storm Department completed its fourth Saturday of the leaf drop program, and the last day will be Saturday, Dec. 16<sup>th</sup>. So far the City has gathered **130,050 lbs** this year which is way up from last year's total of **57,230 lbs**. The City has had a lot of success with the leaf drop program, and we hope to see it continue.
12. Each year the City of Portland Transportation Options Division focuses on an area of Portland to increase the number of bicycling, walking, transit, carpool and car sharing trips taken by residents and area employees while promoting physical activity. In 2007 the Portland SmartTrips program will focus on the Southeast Portland region. The City of Milwaukie is teaming with Portland to apply for a grant through Metro's Regional Transportation Options to fund Milwaukie's participation in this outreach program. If the grant is approved in January 2007, \$50,000 would be made available to include 7,000 residents in the City of Milwaukie, primarily in the Ardenwald/Johnson Creek Neighborhood. The program distributes a packet of educational materials to residents on how to get around Portland and Milwaukie by transit, walking, biking, carpooling and other alternatives to "drive alone" trips. Our participation would not only support the program's goals but also bring attention to our developing trails system (Trolley Trail, Three Bridges Project), our community walking events, and to downtown Milwaukie businesses.
13. The Library is again sponsoring the annual toy drive with collection bins at various City offices. Please bring new toys for collection and distribution. In addition, it is not too late to purchase a stone at the Library fountain—they make great holiday presents! Contact Nancy Wittig at 503.786.7582 to place your order.

**From:** Ragel, Beth  
**Sent:** Tuesday, December 05, 2006 10:23 AM  
**To:** Ragel, Beth  
**Subject:** Milwaukie Winter Solstice Fri. Dec. 15th 5:00pm  
Mark your calendars!

## ***The Milwaukie Winter Solstice Celebration!***

Milwaukie Riverfront Park  
Friday, December 15th, 2006  
5 p.m. to 7 p.m.

- Come View The Christmas Ships! (Between 6 p.m.~7 p.m.)
- Enjoy Hot Chocolate, Coffee, Hot Dogs & Desserts!
  - Listen To The Live Choir & Orchestra Music!
    - Warm By The Bonfire!
  - Take Part In The Holiday Family Fun!

*Due to parking restraints, please park on the east side of McLoughlin and walk to the event.*

For more information please call Beth Ragel at (503) 786-7568.

Beth Ragel  
Program Coordinator  
Community Services  
City of Milwaukie  
Ph: (503) 786-7568  
ragelb@ci.milwaukie.or.us

GORDON H. SMITH  
OREGON



United States Senate  
Washington, D.C.

November 30, 2006

The Honorable James Bernard  
Mayor  
City of Milwaukie  
10722 SE Main Street  
Milwaukie, OR 97222

Dear Jim: *Jim*

Thank you for hosting my visit to Milwaukie yesterday. In all areas, in all ways, Milwaukie is a model community and offers an example of how a city can grow while staying true to its roots.

Your many and continuous contributions to Milwaukie are impressive and appreciated. You are making a tremendous difference in the lives of your constituents.

Please let me know when I may be of help to you and the citizens of Milwaukie. I look forward to working with you in the months and years ahead.

Sincerely,

A handwritten signature in black ink, appearing to read "Gordon H. Smith".

Gordon H. Smith  
United States Senator



## Milwaukie Town Center Project - Request for Proposals RFP Number 06-01

December 2006

*This RFP contains the following sections:*

- A. Proposal Summary (pg. 1)*
- B. Project Background (pg. 3)*
- C. Project Organization & Agency Roles (pg. 5)*
- D. Development Goals & Proposal Criteria (pg 6)*
- E. Agencies' Policies, Plans & Regulations (pg. 9)*
- F. Selection Process (pg.11 )*
- G. Additional Information (pg.15)*

### **A. Proposal Summary**

Metro and the City of Milwaukie each own half of a 42,200 square foot property in downtown Milwaukie, Oregon, and are soliciting proposals from development teams to acquire the site for the design, financing and construction of a mixed-use project.

#### **Summary of Submittal Information**

All of the information described in the Selection Process section of this RFP must be submitted. All proposers must register and pay a \$100 application fee (checks need to be made out to City of Milwaukie – Town Center RFP). Please contact Jeanne Garst at the City of Milwaukie if you wish to register. Registered proposers will receive a Proposal Package, which includes attachments and addenda to this Request for Proposals (RFP) including required forms for submission. In summary, the submittal will include:

- Identification of team members and the legal entity who will be signing project-related contracts.
- A description of team members' experiences and qualifications in the development and construction of mixed use buildings.
- A brief description of the Project and schematic design for the proposal.
- A brief description of how the development proposal meets the project objectives.
- A few drawings depicting the project concept within the site context
- A preliminary pro-forma and anticipated purchase price for the property including proposed arrangement for property transfer or acquisition.
- An offer to redevelop land and a confidential statement of financial capability.

- A confidential statement of sources of construction and permanent financing for the project.

## Submission

Respondents must submit one (1) original and twelve (12) complete copies and 1 PDF version of the proposal on a compact disk to: City of Milwaukie Community Development Office, 6101 SE Johnson Creek Blvd, Milwaukie, no later than **noon on January 31, 2007**. Proposals will be time-stamped by the City upon receipt, and the City expects respondents to witness the application of the time-stamp or accede to its accuracy. Proposals shall be submitted in a sealed envelope appropriately marked with the Proposal title and the name and address of the Proposer. An optional **pre-proposal meeting will be held January 9, 2:00pm** at the Milwaukie City Hall conference room, 10722 SW Main Street in Milwaukie. (See Section on Submittal Contents for more details).

To register and receive a Proposal Package contact:

Jeanne Garst, City of Milwaukie  
6101 SE Johnson Creek Blvd.  
Milwaukie, OR 97206  
Telephone: (503) 786-7655  
Fax (503) 774-8326  
Email: [garstj@ci.milwaukie.or.us](mailto:garstj@ci.milwaukie.or.us)

For Request for Proposals or project information/questions:

Kim Knox  
Shiels Obletz Johnsen  
Telephone (503) 242-0084  
Fax (503) 299-6769  
Email: [knox@sojpdx.com](mailto:knox@sojpdx.com)

**NOTE: THE FULL PROPOSAL PACKAGE CONSISTS OF THIS DOCUMENT, ATTACHMENTS 1 THROUGH 10 AND ALL ADDENDA.**

## B. Project Background

The City of Milwaukie and Metro are pleased to invite development proposals from qualified firms interested in site control and development rights for the Milwaukie Town Center Project in downtown Milwaukie. The agencies envision a high quality, mixed-use development project that includes active ground floor retail uses along Main Street with residential and possibly other uses in the remainder of the building above.

The site is 42,200 square feet in size and sits at a gateway location fronting McLoughlin Boulevard and Main Street (see Attachment 1). The site ownership is divided equally between the City, who owns the eastern half of the site, and Metro, who owns the western half of the site. The agencies have agreed to cooperate on the development of the site and are committed to attracting a development project that meets shared goals (see Attachment 2).

The Metro-owned portion of the site was an operating gas station until last year and Metro has entered into a Prospective Purchaser Agreement (PPA) with DEQ that outlines the conditions under which the property may be developed. Metro has demolished the service station, removed the underground fuel storage tanks, and prepared its half of the site for redevelopment. The selected developer will be obligated to comply with the terms of the PPA. (See Attachment 3) The City intends to secure and dedicate to the project, portions of the right of way not used for the recently completed McLoughlin Boulevard improvements at the corners of SE Jackson Street and McLoughlin and SE Harrison Street and McLoughlin (see Attachment 4).

The City-owned portion of the site is a public parking lot with 56 surface spaces, and has served this function for city employees and parking permit-holders for many years. It is also the home of the Milwaukie Farmer's Market during the summer. The City has agreed to host the Farmer's Market on this site through October 2007. Metro's TOD & Centers Implementation Program helps cities and towns realize the Region's 2040 vision of vibrant, pedestrian-friendly centers by attracting private sector investment near transit, in centers, and on main streets. Development projects are implemented in order to provide examples of compact, mixed-use development and to stimulate other investors to redevelop nearby properties. These compact, relatively dense, mixed-used developments concentrate retail, housing and jobs in pedestrian-scaled urban environments, increase non-auto use (transit, biking, walking) and decrease regional congestion and air pollution.

Milwaukie's downtown is the site of more than \$20 million of recent public and private investment, and one of the Portland metro region's most exciting redevelopment opportunities. North Main Village, the city's first new downtown housing built in the last 40 years and first ever mixed use project, is nearing completion with 64 apartments, 33 for sale residential units and 8,000 square feet of retail space. This project, a stone's throw northeast of the Town Center site, has received a positive market response and provides a new standard in the sub-region for high quality rental housing.

The City recently completed a long awaited boulevard improvement project on McLoughlin Boulevard through downtown Milwaukie, with new river views, landscaping, sidewalks and bike lanes. Adjacent to McLoughlin and directly across from Milwaukie's historic downtown is Riverfront Park – a \$2 million project under design, which will convert Milwaukie's undeveloped riverfront area into a public park. At the south end of downtown, the City has recently purchased a redevelopment site, refined plans to restore the Kellogg Creek riparian area, and is working with others in North Clackamas

County toward an eventual decommissioning of the 10-acre Kellogg Lake Wastewater Treatment Plant.

The City of Milwaukie is also working with Metro, TriMet, ODOT and others on the South Corridor Phase 2 Light Rail Transit project, designed to connect Milwaukie with downtown Portland on a fixed rail MAX line within the next eight years.

During November and December of 2006, the City is conducting a series of public meetings to identify the community's priorities for transportation investments as part of its Transportation System Plan update. Over the coming year, this process will include an evaluation of the effects of downtown development on surrounding neighborhoods. The City and Metro are expecting to learn a great deal about Milwaukie's transportation needs through that process, and may gain additional information that could inform the development of the Town Center site. However the selected developer for the Town Center site will be responsible for a traffic study required as part of the development review process.

The supply of on-street and off-street parking in downtown Milwaukie requires ongoing and proactive management. The City maintains a supply of two-hour on-street parking spaces along many downtown streets to support customer parking. The City also currently maintains 292 off-street parking spaces for employee parking (though currently many of these spaces are used, by permit, by park-and-riders). 56 of these spaces will be eliminated with construction of the Town Center Project. To address parking and concerns about increased traffic associated with this and other future downtown redevelopment, the City is refining its management of the public parking inventory through improvements to the City's permit system, enforcement practices and long range parking management strategies. Additional information about Milwaukie's downtown parking will be made available to development teams as requested.

## **C. Project Organization and Agency Roles**

### **Project Management and Oversight**

The City and Metro are cooperatively soliciting development proposals and have identified a set of public objectives that match their combined interests. The agencies expect to convey the property to the developer whose proposal best meets the development objectives and development program outlined in this RFP. Conveyance and development of the property will be negotiated and documented through a "Memorandum of Understanding" (MOU) and a "Disposition and Development Agreement" (DDA) between the developer and the two public agencies.

Project oversight is conducted through a 4-member Project Management Group (PMG), which is made up of the Metro TOD and Centers Program Manager and Project Manager, the Milwaukie City Manager and the Milwaukie Community Development Director. The consulting firm of Shiels Oblatz Johnsen coordinates the PMG's work.

To provide community perspective and observations, the Milwaukie City Council and Metro Council have appointed individuals to a 9-member Advisory Committee, which will participate in reviewing proposals, interviewing the development teams, and forwarding comments to the PMG. The PMG will consider the Advisory Committee's observations and will recommend selection of a development team to the Metro TOD Steering Committee, the Milwaukie City Council and the Metro Council for final consideration.

Developer discussions and negotiations related to the MOU and DDA will occur within the structure of the Project Management Group, although the Metro and the City councils will authorize execution of the MOU and DDA.

### **Possible Redevelopment Incentives**

The City and Metro have discussed the following incentives and are willing to negotiate these with the selected developer:

- Land purchase write-down or purchase of TOD Centers easement to support transit friendly design with mixed use higher density elements that clearly respond to stated public benefits.
- Phased SDC payments due on the project over a defined time period.
- The City will provide a lead staff contact for the Town Center project to facilitate and expedite zoning and permit approvals among various City departments, consistent with the development goals identified in the RFP.
- Assistance with design and/or construction of public improvements.
- Citizen outreach and assistance with public meetings.
- The City and Metro are open to discussing other incentives not listed above.

## D. Development Goals and Proposal Criteria

The City and Metro have identified the following project goals and criteria for the Milwaukie Town Center site:

### Development Goals

Enhance Milwaukie's historic downtown by providing a continuous and attractive pedestrian environment, interesting shops, restaurants and other active ground floor uses and connecting new and existing retail north of Harrison to the downtown. Recognize and support the architectural context of the site including Milwaukie's historic City Hall to the east. The Project should support the downtown as a place that feels and functions like an inviting, family-friendly destination by providing new community-gathering places such as coffee shops, cafes, interesting shops and other small public spaces.

The Project is considered to be a "gateway project" creating a distinctive landmark on McLoughlin Boulevard, announcing to the thousands of people traveling by each day that "something is going on in Milwaukie" -- that Milwaukie has a thriving, inviting, and walkable downtown that is attracting new, high quality investment.

The housing units on the upper stories of the project should optimize Willamette River views, the sales/leasing of which should enhance Milwaukie's residential market by signaling that downtown Milwaukie is a choice place to live. Home ownership is preferable to the greatest extent possible. If feasible, office may also be located above the first floor, although it is anticipated that the uppermost floors will be developed as housing.

Development of the Town Center site should be consistent with the public objectives included in adopted City policies and should reinforce the vision for downtown as a whole.

### Proposal Criteria

**Required Project Elements:** All proposals must demonstrate that the Development Team and project proposals accomplish the following:

- Feature an economically viable mixed-use project.
- Create a landmark, signature mixed-use project of 4 to 5 stories with retail uses on the ground floor along Main Street and residential and possibly other uses in the remainder of the building. Selection of a development proposal that includes a 5-story building will require the City to exert its best efforts to amend the development code through a public land use approval process. In making its best efforts, the City will assess what role it and the developer should take in pursuing such an amendment (including initiation of the code amendment process).
- Develop the entire city block, with the building footprint covering most of the site at a density of 1:1 FAR or higher.
- Establish a continuous storefront retail presence at the ground floor on Main Street
- Hide on-site parking from Main Street.

- Promote economic development by considering prospective office tenants that would support the expansion of downtown jobs and the retention of downtown businesses.
- Present a “good business deal” which creates the most public benefit for the least amount of public investment.
- Complete the project in a timely, fiscally responsible and orderly fashion.
- Design and build a quality building that looks and feels “permanent” through the use of masonry or similarly-durable materials on the ground floor.
- Use sustainable materials and practices where feasible.

**Encouraged Project Elements:** Proposers should be aware of the following development considerations which have been raised in a variety of public meetings. Accordingly, proposers are encouraged, but not required, to explore development scenarios that address the following:

- The community has raised concerns regarding the massing and scale of the new building and its effect on natural light reaching Main Street. This RFP, therefore, asks proposers to provide drawings that illustrate how their project fits into this compact urban environment, both now and in the future. Proposers are encouraged to consider design solutions which step back on upper floors or utilize other architectural treatments that break up the building mass to respond to these concerns.
- The Milwaukie Farmers’ Market attracts hundreds of people from around the region to the historic downtown on Sundays between May and October. The Market has been held on the Town Center site since it was started 8 years ago, and people are therefore concerned about the future of the market. The City has committed to supporting and enhancing the Farmers’ Market as a huge asset for downtown revitalization. The Farmers’ Market Board of Directors is leading the planning process for relocating the market. Development teams are encouraged to consider the current and future needs of the Farmer’s Market, and to support its future success. However, proposals are not required to include Market activities on this site or to provide financial or program incentives for the Market to continue its operations.
- Dark Horse Comics, a locally-based, international publishing firm, currently employs over 100 people in downtown Milwaukie. Dark Horse Comics has expressed a desire to expand its facilities in downtown and is interested in options for renting or purchasing approximately 25,000 square feet of office space and parking in the Town Center project. The City and Metro recognize that the Milwaukie Town Center needs employment and strong businesses, and therefore supports efforts to retain Dark Horse Comics in the downtown. Development teams are encouraged to consider whether some or all of Dark Horse Comics’ requirements can be met on the site.
- To the extent feasible, incorporate architectural or landscaping treatments that recognize Milwaukie’s longstanding affection for trees and greenery, and celebrate Milwaukie’s horticultural heritage as described in the Downtown Design Guidelines (Attachment 5).
- Supporting Milwaukie’s history by honoring the Olson family name. (The Olson family owned and operated the business on the western portion of the site for more than 50 years).

- Supporting Milwaukie's culture and history by pursuing local (i.e. non-national) businesses for the commercial space.
- Supporting Milwaukie's downtown revitalization plans by assembling properties and proposing a multi-block project. Under this scenario, all Project Goals and Proposal Criteria will continue to apply as documented in this RFP.
- This development and those to follow may reduce the number of public parking spaces downtown, while increasing the demand for downtown parking. The residential component of the proposed development should target one parking space per dwelling unit. The proposal should also demonstrate a reasonable approach to the provision of parking for its commercial program.

## E. Agencies' Policies, Plans and Regulations

The following sections describe adopted City policies, plans and regulations that are relevant to the Milwaukie Town Center site and the surrounding area.

### Downtown Zoning

The Downtown Zoning, Development and Design Standards establish a compatible character for redevelopment in the downtown. These standards define the base scale that would be acceptable and appropriate in a redevelopment of this site. A general summary of these standards are described below and more fully detailed in Attachment 6:

Current Zoning: Downtown Storefront (DS), Milwaukie Municipal Code Subsection 19.312.2.A

Typical Uses Permitted: Residential uses permitted on or above the second story of a building. Commercial uses include commercial recreation, eating/drinking establishment, financial institution, theatre, parking facility, office, professional and administrative uses, and personal/business services. Frontage along SE Main Street is required to have retail uses on the ground floor.

Off-Street Parking: None required.

Building Heights: Minimum of 35'. Maximum is the lesser of 3 stories or 45'. A height bonus up to the lesser of 4 stories or 55' is allowed if at least one floor or 25% of the gross floor area is devoted to residential use.

Floor Area Ratio (FAR): Minimum of 1:1, maximum of 4:1

Street Setbacks: No minimum setback, 10' maximum setback. No setback is allowed on the SE Main Street frontage.

Ground floor windows/doors: On SE Main Street, at least 50% of the first floor wall area must consist of windows or doors. Doors and primary entrances must be located on SE Main Street.

Design Standards: Design standards are found in Milwaukie Municipal Code 19.312.6. The standards cover windows, roofs, exterior walls, and other features.

Residential Density: no minimum or maximum

The City will exert its best efforts to amend its development code to permit a 5-story building on the site. To this end, proposals that exceed 4 stories will be considered in the context of the building's overall design features and other public benefits. Should such a proposal be selected, the City will work with the selected development team to pursue a change to the zoning code to allow the increased building height. Once agreement is reached on a conceptual building design through an executed Memorandum of Understanding, the City and the developer will determine what role each will take in the zoning code amendment process. This process will conform to all applicable legal land use requirements and is anticipated to be complete prior to execution of the Disposition and Development Agreement. This process can occur concurrently with other project financing and design tasks. The City may consider additional amendments to development or design standards on the site to accommodate a creative development

approach that is compatible with the character of the area and meets or exceeds the stated public objectives. Proposals that would require any such amendment should call the modification out specifically, with supporting rationale as to why it would be in the City's best interest to accommodate such a request.

## **Downtown and Riverfront Land Use Framework Plan**

The Milwaukie Downtown and Riverfront Land Use Framework Plan (adopted by Milwaukie City Council in September 2000) serves as an ancillary document to the Milwaukie Comprehensive Plan, suggesting envisioned changes to the Town Center Plan Subarea 1 of the Comprehensive Plan. The Framework Plan is a vision of what can occur in the downtown and riverfront area to meet the City's social, economic and development goals and policies – in short, its vision. The Framework Plan establishes and guides the development of publicly and privately owned parcels of land, and outlines specific land uses. Proposers must review the Framework Plan for references to the development site, Main Street, and the guiding principles envisioned for downtown Milwaukie. A copy of the Framework Plan is included with this RFP as Attachment 7.

## **Design Guidelines**

The Design & Landmarks Commission and City Council have adopted Downtown Design Guidelines for all downtown development projects. The guidelines address:

- Milwaukie character
- Pedestrian emphasis
- Architecture
- Lighting
- Signs

Proposers must consider the Downtown Design Guidelines in assessing how the project will be designed and developed. A copy of the Downtown Design Guidelines is included with this RFP as Attachment 5.

## **Metro Center's Program Implementation Criteria**

The Metro Council has adopted the following criteria to guide TOD & Centers Implementation Program investments in projects located in 2040 Plan centers, including the Milwaukie Town Center project:

- 1) Provision for mixed-use and higher density development;
- 2) Project creates a sense of place in the Center;
- 3) Site control by public entity or willing and capable private developer;
- 4) Project participation by other public partners;
- 5) Potential reduction in regional VMT or of home to work trip length;
- 6) Increase in walk, bike and transit trips;
- 7) Floor area ratio as close to or exceeding 1:1 as possible.

Proposers are encouraged to consider the Metro Center's Program Implementation Criteria in assessing how the project will be designed and developed. For more information about the Center's Program, please contact Meganne Steele at Metro (503-797-1736).

## F. Selection Process

All submissions must be received no later than noon on January 31, 2006 at 6101 SE Johnson Creek Blvd, Milwaukie, OR 97206. Proposals will be time-stamped upon receipt by the City. Any submissions not time-stamped by the deadline will not be considered. Proposers are responsible for choosing a method of delivery that guarantees timely receipt, and are responsible for witnessing or otherwise acceding to the accuracy of the City's time-stamp.

### Submittal Contents

A development proposal shall consist of one (1) unbound original and twelve (12) bound copies and one PDF version of the complete proposal on a compact disc labeled "Milwaukie Town Center Development Proposal". Except where noted otherwise in paragraph 5 below, all pages shall be one side of an 8 ½ x 11" page. All submissions must respond to the following information in the order stated below:

1. Identification of all development team members, including the developer and the legal contracting entity, the prospective owner of the project (if different from the developer), other investment partners, the architect(s) and their proposed responsibilities, the contractor, anticipated sources of equity and anticipated lender(s), all as applicable. (Maximum 1 page)
2. A description of the developer, architect and contractors' experience and qualifications in development and construction, particularly of mixed-use projects including housing with active ground floor uses and office, if applicable (maximum 1 page resume for each). Provide descriptions of up to five projects that are most comparable to the Town Center project, highlighting for each project: (Maximum 5 pages)
  - a. Design features, materials, and construction methods
  - b. Hard construction cost per square foot and overall project hard cost
  - c. How quality was maximized within the project budget
  - d. Public/private partnership agreements
  - e. Neighborhood or community involvement
  - f. List of developer, architect and contractor firms and key personnel
3. A brief narrative description of the proposed project, addressing the following factors (Maximum 2 pages):
  - a. Building program including approximate building square footage by type of use (retail, residential, office, or parking), approximate total number of residential units and average unit sizes. Please indicate percentage of for-sale units.
  - b. Type (surface/structured/underground) and number of residential, office and retail parking spaces, including assumptions about required use and location of on-street spaces.
  - c. Target residential market population and income levels served
  - d. Strategy to attract and retain retail tenants, as well as desired tenant mix.
  - e. Design approach to integrating active ground floor uses, housing and possibly non-residential space;
  - f. Construction approach and building envelope materials
  - g. Anticipated sustainable building practices and materials
  - h. Proposed arrangement for property transfer or acquisition

- i. Project schedule with clear and timely milestones (the execution of which should clearly indicate the feasibility of on-time project completion)
  - j. Possible code amendments needed to accommodate the building as proposed and rationale why it is in the public's best interest to accommodate these amendments (can be included as separate page and will not count toward the page maximum).
  - k. If a proposal involves properties on adjacent blocks, proposers must provide evidence of site control on those blocks (can be attached as separate page and will not count toward the page maximum).
4. Statement of how the project meets the stated Development Goals and Proposal Criteria described in section D of this RFP (Maximum 3 pages).
  5. Conceptual site and building drawings (maximum 11x17") showing:
    - a. Entire site and first and second floor plans and typical upper floor layout (Plans showing additional upper floor layouts are recommended if higher floors are not "typical" i.e. significantly stepped back from lower floors).
    - b. Main Street building elevation drawing which shows enough site context for reviewers to understand both the exterior treatment of the project AND its relationship (in scale) to other buildings on Main Street.
    - c. An east-west site section through the project site to help reviewers understand the spatial relationships between McLoughlin Boulevard, the project, Main Street and historic City Hall.
    - d. A drawing or diagram that illustrates the project's massing and scale and its effect upon natural light reaching Main Street.

Please note: No additional drawings will be considered other than those described in a, b, c, and d above.

6. A preliminary development pro forma and, if relevant, operation pro-forma that demonstrates a financially viable project including but not limited to (Maximum 1 page):
  - a. Construction hard costs broken down by cost per square foot by type of use including residential, office, retail, tenant improvement allowance and parking.
  - b. Total project costs, including soft costs and land payment.
  - c. Target residential average unit sales at an aggregate level as well as an average unit cost and a per square foot sales amount
  - d. Anticipated revenue from retail and/or commercial spaces on both an aggregate and a per square foot basis
  - e. Anticipated land payment
7. A completed Form A, Offer to Redevelop Land. Form A is attached to this RFP—**one original only** (Attachment 8).
8. A completed Form B, Developers Statement of Financial Capability. Form B is attached to this RFP--**one original only** (Attachment 9).
9. A completed Form C, Confirmation of Receipt of Addenda. Form C is attached to this RFP—**one original only** (Attachment 10)
10. A confidential statement of the approximate amount and sources of construction and permanent financing envisioned for the project and the date when this financing is expected to be available—**one original only**.

## Proposal Review Process

The City and Metro will conduct a fair and equitable process for selecting a development team for this project. Proposers should address any questions about this RFP or the project to Kim Knox (see contact information on page 2), the project contact for the selection process. If the City and Metro conclude that additional information or interpretation of this RFP is necessary, this information will be distributed by addendum to all registered proposers.

**A pre-proposal meeting will be held on January 9, 2:00 pm** at Milwaukie City Hall conference room, 10722 SW Main Street in Milwaukie to provide an opportunity for proposers to raise questions regarding the RFP or other aspects of the project that have not been included in the RFP.

The City and Metro have designated a 9-member Advisory Committee that represents diverse stakeholder groups associated with the project. This group will participate in reviewing proposals and interviewing a short-list of development teams. **Interviews will be scheduled for February 21, 2007. The evening of February 20, 2007, a community open house will be held** to display information related to the proposals and receive public comments about the project in general. The Advisory Committee may request an opportunity to tour relevant proposer projects.

The Advisory Committee will meet to discuss its observations related to each proposal, taking into account both the RFP submittal and the interview. The Advisory Committee will share its observations with the Project Management Group (PMG). The PMG will consider the Advisory Committee's observations, and will recommend selection of a development team to the Metro TOD Steering Committee, the Milwaukie City Council and the Metro Council for final consideration.

Upon selection, the City and Metro will seek to enter into a 45-day exclusive negotiation period with the Developer on a Memorandum of Understanding (MOU) that will outline the terms and conditions of the project as described in the proposal and interview process. Non-selected proposers will be informed in writing of the City Council and Metro Council decision. In the event that the City and Metro and the successful proposer cannot come to an agreement within the exclusive negotiation period, the negotiation period can be extended or the City/Metro shall be free to enter into negotiations with an alternate proposer. This process may continue until the City/Metro is able to contract for the required services.

Proposers may appeal to either Metro and/or the City only deviations from laws, rules, regulations or procedures. Disagreement with the outcome of the process (e.g. evaluations by the Advisory Committee) does not constitute grounds for appeal. Appeals to Metro shall be governed by the applicable provisions of Chapter 2.04 of the Metro Code. Any appeal to the City must be submitted in writing to Jeanne Garst, City of Milwaukie within five working days after the date of the written notification of the City Council and Metro Council approval. The appeal must specify the grounds for the appeal including the specific citation of law, rule, regulation or procedure upon which the protest is based.

The Metro and Milwaukie Councils retain the right to direct the Project Management Group to alter the timing or approach of the disposition and development of the Town Center site. The Metro and Milwaukie Councils retain final decision-making authority for the future of the property and the manner in which it is sold.

## Developer Selection Criteria

The Advisory Committee and PMG will evaluate proposals using the following selection criteria:

1. **Development Team Qualifications.** Proven ability of the proposer to successfully develop and manage high quality mixed-use projects in an urban setting. Ability to work with public agencies, neighborhoods and business organizations to achieve a building that has broad public support. **Weight 35%.**
2. **Development Objectives.** Ability to meet the stated development goals and project criteria described in section D in an economically feasible approach. **Weight 25%**
3. **Financing Capacity.** Demonstrated ability to provide necessary project equity and secure construction and permanent financing within the projected schedule. **Weight 20%**
4. **Business Offer.** The preliminary amount (and preliminary conditions) offered to the City and Metro for the development rights, and the minimum rate of return acceptable to the developer. **Weight 20%.**

## Preliminary Project Schedule

It is the City's and Metro's intent to solicit community input (from both Advisory Committee members and non-committee members) and then to begin the process toward sale and redevelopment of the site as expeditiously as possible. The preliminary project schedule anticipates selecting a Development Team in April 2007, signing a Disposition and Development Agreement with the selected team by September 2007, and having project construction underway in the spring of 2008. Additional interim milestones will be identified by the successful proposer and the PMG and incorporated into the MOU and DDA. The City and Metro would be willing to discuss an alternate schedule if the proposer can demonstrate a specific public benefit in doing so.

## G. Additional Information

All facts and opinions stated in this RFP and all supporting documents and data are based on information available from a variety of sources. No representation or warranty is made with respect thereto.

The City and Metro reserve the right to accept proposals, even if the developer has not submitted all information in response to this RFP.

The City and Metro also reserve the right to reject all submittals in response to this RFP, without cause, and may modify the selection process and other aspects of this development offering, Memorandum of Understanding and Disposition and Development Agreement at their sole discretion if the agencies concur it is in the best interest to do so.

Developer teams are cautioned not to undertake any activities or actions to promote or advertise their proposal, other than discussions with City or Metro staff and community presentations as described in this RFP. After the release of this RFP, developers and their representatives are not permitted to make any direct or indirect contact with members of the TOD Steering Committee, Milwaukie City Council, Milwaukie Planning Commission, Metro Council or media on the subject of this RFP, except in the course of City or Metro sponsored presentations. Violation of these rules is grounds for disqualification of the development proposal and team.

The following documents are separate from this report and provide proposers with background information to assist in the preparation of proposals and **three forms to be included with the proposal submittal**:

Attachment 1: Site Diagram

Attachment 2: Intergovernmental Agreement

Attachment 3: Metro-DEQ Prospective Purchaser Agreement

Attachment 4: Right-of-way Dedication Map

Attachment 5: Downtown Design Guidelines

Attachment 6: Downtown Development Standards

Attachment 7: Downtown and Riverfront Land Use Framework Plan

**Attachment 8: Form 'A', Offer to Redevelop Land**

**Attachment 9: Form 'B', Developer's Statement of Financial Capability**

**Attachment 10: Form 'C', Confirmation of Receipt of Addenda**

The full Proposal Package consists of this document, the 10 attachments listed above and any addenda issued to registered proposers.

## **Council Activities Week of December 8, 2006**

### **Mayor Jim Bernard**

We had a great conversation with Senator Gordon Smith last week and asked his support for our MTIP request which included the Kellogg Lake Dam removal and the 17<sup>th</sup> street sidewalk and bike path project. We also talked about the future of light rail in Milwaukie and asked him for his support. One of the Councilors Susan Stone brought up the issue of a past vote and stated that “Clackamas County voted against light rail”. I think this issue needs clarification. What did the voters vote against? Was it the cost or the alignment? I know that the voters in Milwaukie did not like the alignment and certainly the cost was a big issue for the taxpayers. But was light rail the issue? I spent the entire summer talking to citizens and at least once a week someone asks when is “light rail is coming”. In my opinion citizens will support light rail if the cost is reasonable and the alignment does not dramatically impact the neighborhood.

Yesterday I met with Ron Naso and discussed how the school district could become a better partner. I suggested a student council and that when the subject of light rail comes up I would like to see the district at the table discussing their issues of concern. We also talked about how council would like to be invited to events so that we can show our support for the schools in our community.

I would like to thank the voters for their support in the last election. The job we are doing has actually increased the percentages in my campaign which indicates to me that we must be doing something right. I can't finish this memo without sincere appreciation for the City Manager and Staff because without them we could not have accomplished anything.

# Ledding Library News

Volume 7, Issue 12

December 2006

## Tango Music Coming To Ledding In January

The wildly popular Argentinean tango band *Conjunto Berretin* will perform at the Ledding Library at 2:00PM on Saturday, January 7<sup>th</sup>. Led by Alex Krebs, the band has appeared before audiences throughout North America and has released two CD's. *Conjunto* plays a mix of traditional and original compositions, bringing tango, jazz, classical and blues into the Argentine tango genre. Each composition is played "a la parrilla" (improvised), which gives it a fresh, energetic sound. Argentine tango is a partnered social dance from Buenos Aires. It is different from ballroom tango in its posture, movements and intention. In Argentine tango, there is no standard way of dancing – emphasis is on improvisation and each dancer carries within herself a particular way of dancing. The band consists of Alex Krebs on bandoneon, Erin Furbee on violin, Joe "Super" Powers on harmonica and vocals, Allen Regnier on bass and Tom "The Hog" Grant on piano. The Friends of the Ledding Library sponsor this free program.

## LIBRARY CALENDAR OF EVENTS

### LEDDING LIBRARY BOOK CLUBS

WEDNESDAY, DECEMBER 13TH: 7:00 PM - 8:00 PM

We'll discuss The Kite Runner by Khaled Hosseini. This meeting will be held at a member's house. Please call the Library at 503-786-7584 for details.

THURSDAY, DECEMBER 21 AT 4:00PM -- Talk Back To Books: A book group for youths ages 10 & up. We'll discuss Wizard at Work, by Vivian Vande Velde.

### PROGRAMS FOR CHILDREN AND YOUNG TEENS

PRESCHOOL - TUESDAYS: 1:00 & 6:30PM. ENDS 12/19.

TODDLER - WEDNESDAYS: 6:30PM. ENDS 12/20.

SATURDAY CRAFTS - DEC. 16 AT 2:00PM. AGES 5 AND UP.

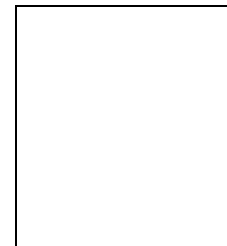
HOMESCHOOLERS INVENT! – WEDNESDAYS, DEC. 6 AND 13 AT 1:30PM FOR HOMESCHOOLERS AGES 6 & UP.

HOLIDAY BREAK CRAFT TIME: THURSDAY, DEC. 28 AT 2:00PM

"WOLF TALES" PUPPET SHOW: SATURDAY, DEC. 30 AT 2:00PM.

## Wolf Tales Wrap Up the Year

Wolves come in many shapes and sizes in children's books. Three of them will be at Ledding Library starring in an end-of-the-year puppet show. On Saturday, December 30 at 2:00pm kids ages 4 and up are invited to meet big wolves, bad wolves, and silly wolves in three short stories presented by The Pink Pig Puppet Theatre. Puppeteer Steven Engelfried will perform a 40 minute show entitled "Wolf Tales" that includes "The boy who cried wolf," "The Gunnwolf," and "The three little pigs." For further end-of-the-year celebrations, come to our craft times on Saturday, December 16 and Thursday, December 28 at 2:00pm. School-aged children are invited to create their own gift tags on the 16<sup>th</sup> and make their own lucky charm keychain or necklace on the 28<sup>th</sup>. All programs are free and sponsored by the Friends of Ledding Library.



## Toy Drive At Ledding

Ledding Library is now participating in a Toy Drive to collect new toys for less fortunate children in Milwaukie. This is the seventh year of the toy drive – last year, over 1,000 toys were donated to local elementary schools and the Annie Ross House. If you are interested in donating to this cause, please drop off a new toy at the front desk of Ledding Library (10660 SE 21<sup>st</sup> Ave.) before Friday, December 22nd. Last Christmas, the most popular presents were dolls, cars, Legos, board games and gifts related to arts and crafts. Any and all gifts, however, will be greatly appreciated. The greatest need seems to be for presents for children in the eighth grade and under. For more information, please contact Nancy Wittig at 503-786-7582

## Celebrate The Spirit of William Stafford

*Come to the Ledding Library on Saturday, January 13<sup>th</sup> at 2:00PM to celebrate the life and work of Oregon's Poet Laureate.*

Each year, the Friends of William Stafford organization rolls out the red carpet to celebrate the late poet's birthday with a full month of Birthday Celebration Readings. These events are held in communities throughout the country. Thanks to the initiative of Library Board Chair Greg Chaimov and Member Tom Hogan, the Ledding Library will begin its celebration on Saturday, January 13<sup>th</sup> at 2:00PM. Free and open to the public, this event will offer old friends and new a chance to share in the spirit of William Stafford. Invited guest poets, including Rhonda McFaddin, Helen McNaughton and Paulann Petersen, will read first, followed by an open mike during which members of the audience are invited to read their favorite poem or share a memory.

## Celebrate The Holidays With Help From Ledding Library

*The Ledding Library has a wonderful collection of holiday books that can make this year's celebration the best ever! These books have the call number 394.268 and are just a few of our holiday books that can be found in the adult nonfiction section:*

**A Book of Christmas** by William Sansom. The author explains and explores the customs and ceremonies that have surrounded the Christmas festival.

**Christmas Magic** by Margaret Perry. Over two hundred photos and drawings illustrate these easy-to-follow directions for making scores of Christmas decorations and ornaments out of materials that you can find around the house.

**A Family Christmas** by Reader's Digest. Christmas has been a family-oriented holiday – from its handmade gifts and special meals to its stories and prayers.

**A Kwanzaa Keepsake** by Jessica Harris. A celebration of African-American culture, food and family, this book contains everything you need to create your own holiday traditions.

**Twelve Days of Christmas** by Miles and John Hadfield. How many of us know the significance of the twelve days on which such a curious selection of gifts was presented to a loved one? This book links the pagan celebrations of

### Friends of the Library Gift Table

Be sure to check out the Friends' Gift Table when visiting the Library. The table features a wonderful collection of decorations, books, 2007 calendars and gift items, all at fantastic prices

## Holiday Films For The Slightly Off-Kilter

*Happy Holidays to the Newsletter readers from the one and only Film Maven, Ledding Library's Amelia Heinl.*

Sure, you and your family will cry this year when George Bailey discovers **It's a Wonderful Life**, and Clarence the Angel gets his wings. You'll laugh at Ralphie's quest for the elusive Red Ryder BB gun in **A Christmas Story**. The following films take place during Christmas and are a break from the ordinary:

**Bad Santa**- In this strictly for adults holiday film, Billy Bob Thornton plays a con man that poses as Santa to rob stores on Christmas Eve. Complications arise when he befriends a troubled eight year old that teaches him the real meaning of Christmas. Rowdy, raucous, but ultimately very sweet, this comedy is a cynical delight.

**Midnight in the Garden of Good and Evil** –This intriguing murder mystery begins in Savannah, Georgia at art collector and bon vivant Jim William's (Kevin Spacey) famous Christmas party. As reporter John Kelso attempts to solve the murder of one of the guests, he comes in contact with a variety of eccentric characters. Based on a true story.

**The Ice Harvest**- In another great performance, John Cusack, plays a dim-bulb attorney hoping to swindle the local mob in Wichita, Kansas out of some money on Christmas Eve. With a clever plot loaded with twists, this hilarious thriller is a great break from the usual holiday fare.

**Love Actually**- Okay, maybe this one is not entirely saccharine free, but I love this Richard Curtis (**Four Weddings and a Funeral**) film that follows the lives of eight very different couples in the frantic month before Christmas. The always-great Bill Nighy is outstanding as an aging rocker trying to reenergize his career with a Christmas remake of one of his hits. Get your warm fuzzies with a different kind of holiday treat.

## Quacks From The Stacks

The Library will be closed on Sunday, December 24<sup>th</sup> and Monday, December 25<sup>th</sup> for Christmas and on Monday, January 1<sup>st</sup> for New Years.

Election Day, Tuesday, November 7<sup>th</sup>, was a busy day at the Library. For several years, the Ledding Library has been an official ballot drop-off site. Though ballots are received for several weeks before the 7<sup>th</sup>, the final day of the election is always very busy. Keeping this in mind, Circulation Supervisor Nancy Wittig organized a team of volunteers who stood outside on a rainy day to take ballots from people as they drove into the parking lot. Not only did this make voting more convenient for library patrons, the street in front of the library and the parking lot were much less congested because of this service. Deserving thanks are volunteers Robert Russell, Joanne Risley, Cynthia Nagy, Sharon Bradshaw and Pat Lent.

# LEDDING LIBRARY STATISTICS

<b>NOVEMBER</b>	2006	2005	2004	2003	2002	2001	2000
Adult	29262	27497	26534	24070	24,921	23,115	21,248
Juvenile	15196	17331	16702	14734	15,522	12,934	12,632
<b>TOTALS</b>	44458	44828	43236	38804	40,443	36,049	33,880
<b>Number days open</b>	27	27	27	27	27	27	27
Hours open per wk	52	52	52	48.5	58	51	51
<b>Registrations</b>							
In city	94	102	105	109	159	115	124
Out of city	33	31	45	31	63	31	37
Multnomah Co.	26	23	25	43	33	25	25
<b>TOTAL</b>	153	156	175	183	255	171	186

<b>Library Revenues</b>	<b>Current month</b>	<b>% change from prv. yr</b>	<b>New Library Users Added</b>	<b>Current month</b>	<b>% change from prv. yr</b>
Fines & Fees:	\$4,054.61	7%	Milw.residents	94	-8%
Copy Machine:	\$128.10	-31%	Unincorp. residents.	33	6%
Total:	\$4,182.71	5%	Mult Co. residents.	26	13%

<b>Reference Questions</b>	<b>Current month</b>	<b>% change from prv. yr</b>	<b>Volunteers</b>	<b>Current month</b>	<b>change from prv. yr</b>
Research	1,192		1% Number	57	24%
Directional	1,099		-2% Hours worked	425	28%

## Interlibrary Loan

<b>Loaned:</b>	<b>Current month</b>	<b>% change from prv. yr</b>	<b>Borrowed:</b>	<b>Current month</b>	<b>% change from prv. yr</b>
In state	11	-62%	In state	9	-44%
Network	8,315	10%	Network	7,538	12%
Out of state	8	-76%	Out of state	7	-46%
Total	8,334	9%	Total	7,554	12%

<b>Items circulated to:</b>	<b>Current month</b>	<b>% change from prv. yr</b>	<b>Adult Programs</b>	<b>Current month</b>
Milwaukie residents	18,786	7%	Number	2
Unincorp. res.	16,546	-8%	# of people attend.	79
Mult. Co. res	6,527	2%		

## Circulation of specific collections

	<b>Adult</b>	<b>%ch</b>	<b>Juv</b>	<b>% ch</b>	<b>Adult</b>	<b>% ch</b>	<b>Adult</b>	<b>% ch</b>
Nonfiction	3,981	-4%			Large Print	350 19%	DVD's.	7,874 19%
Fiction	2,185	18%			Westerns	38 -33%	CDROM/Soft.	279 40%
Mystery	607	.33%			Short Stories	20 No chg	Audio on CD	577 10%
Science Fic.	256	-8%			Talk. Books	718 -30%	Spanish Lang.	170 29%
Young Ad.	638	2%			Compact discs	3,675 14%	Russian Lang.	7 75%
Paperbacks	1,174	12%			Biography	195 84%	Cultural Passes	33 -3%
Magazines	854	15%			Equipment	0 ----		
Videos	3,835	-3%			New fiction	1,433 -12%		
Vert. File	5	-50%			New nonfic.	443 7%		

	<b>Adult</b>	<b>Juvenile</b>	<b>Total</b>
Print Items added	151	163	314
Items deleted	120	150	270
Audio Items added	34	15	49
Items deleted	152	5	157
Video Items added	100	47	147
Items deleted	47	8	55
Research Queries	1192	103	1295
Directional Queries	1099	294	1393
Programs	2	22	24
Number attending	79	487	566

## Milwaukie Project List

1. **Springwater Trail-Three Bridges Project**: The project extending the Springwater Corridor bike/pedestrian trail to inner southeast Portland was opened in October. It consists of three bridges that cross McLoughlin Boulevard, Johnson Creek, and a Union Pacific Railroad yard. Each of the three bridges is designed differently to fit in with its surroundings. The \$5.1 million cost of the Project was ninety percent federal, with the remaining ten percent coming from Portland Parks & Recreation, the Portland Office of Transportation, TriMet, and the City of Milwaukie. Pedestrians and bicyclists are now able to travel on the Springwater Trail from Portland to Gresham, connecting to Milwaukie using on-street bike routes. A grand opening will take place in May 2007. The City of Portland is currently pursuing funds to complete the final connection in the Springwater Trail – the “Sellwood Gap”.
2. **17<sup>th</sup> Avenue Bike/Pedestrian Connector**: The City submitted applications for federal Transportation Enhancement Funds to design and construct bike lanes and sidewalk along 17<sup>th</sup> Avenue between McLoughlin Boulevard and Ochoco Street. The City applied through both the State TE program and the Metro Transportation Improvement Program (MTIP). The project will connect the first segment of the Trolley Trail with the Springwater Trail, and it will provide a seamless bike and pedestrian travel route from downtown Milwaukie (and points further south) to downtown Portland. The project was included in the “first cut” list of the MTIP; both MTIP and the State TE programs are currently open for public comment.
3. **Trolley Trail**: During the spring and summer of 2006, Clackamas County engineers have been gathering data and developing preliminary designs for the Trolley Trail, a 6.5-mile pedestrian/bike trail from Milwaukie to Gladstone. The North Clackamas Parks District, owner and operator of the Trail, held an open house on October 18 to display the status of this design. The District hopes to conclude all design work during the winter of 2007. If all goes well, the District would hire a contractor to begin construction of the first and second segments of the trail which begin at Washington Street in Milwaukie and run south to Park Avenue at the City’s boundary.
4. **North Main Village**: Construction of this \$14 million mixed use commercial/residential facility began on November 7, 2005. When finished, the facility will add ninety-seven housing units consisting of: Building A/64 Apartments; Building B/8 Condos; Building C and D/5 Townhouses each; Building E/2 Condo Flats; and Building F/3 additional units. The Project will also include 2,400 sq. ft. of retail space in Building A and 5,758 sq. ft. of retail space in Building B. Families are moving into the completed townhouse units, and applications are coming in for the soon to be completed apartment units. With the new residents, interest is picking up on the commercial/retail side of things. A lot of effort has gone into Milwaukie’s first major downtown redevelopment, and it was through the efforts of Oregon Housing and Community Services, Metro’s Urban Centers Program, and developer Tom Kemper that made this project possible.

5. **Ledding Library Annex and Kelly Fountain:** In March 2006 the City closed on the purchase of the commercial/residential property located at 2215 SE Harrison, directly east of the current Ledding Library site. The purchase is contemplated for use as a library expansion. Library Board Chair Greg Chaimov, Friends President Carol Kay and staff met to discuss the various uses of the property. It was agreed that the house could be used for Friends' merchandise sales and City-related meetings and programming needs. The "re-dedication" of the Peake Memorial Fountain took place in September with a ceremony that included members of the Peake family, sculptor Lee Kelly, and City Council and staff. Additionally, the parking lot was expanded to meet growing patron demands. Scott Park underwent renovation as part of the parking lot project that included new lighting and irrigation.
6. **McLoughlin Boulevard Improvement Project:** The Project, begun in the summer of 2005, has created a boulevard-like environment with planted median and landscape strips, separated sidewalks to enhance pedestrian safety, and reconstruction of the roadway to extend its useful life. Originally proposed as an overlay project, the City secured \$3.6 million in federal and state funds and provided a City match of \$.4 million to do something different along this busy stretch. The Project limits are from SE Scott Street (one-half block north of SE Harrison) to the Kellogg Creek Bridge (100 feet south of Washington Street). The project was dedicated this summer, and the project opened spectacular views of the Willamette River and Elk Rock Island.
7. **Texaco-City Hall Parking Lot:** In the fall of 2005 Metro completed purchase of the Texaco site, which is located on the west half of the block directly west of City Hall. The City owns the other half of the lot, currently used as a parking lot. In the fall of 2005 Metro and the City completed an IGA providing for the joint development of the properties as one block. The City and Metro are anticipating a signature urban center development in the heart of downtown Milwaukie. A nine-member citizen committee is currently working out the final details of the RFP which should be released in December with selection spring 2007.
8. **Riverfront Park:** In October 2006, the City signed a contract with David Evans and Associates (DEA) for the final design for Milwaukie Riverfront Park. Gill Williams, the project manager for DEA on this project, has met with the Riverfront Board twice since October to establish exactly which park elements will be included in the final design. DEA will attend the December 12 Riverfront Board meeting to finalize the elements before launching into design mode. An open house is planned for late December at which the public may view the concept for the final design. There will be another open house later in the project to share the design as it progresses. DEA's design work will be completed in April of 2007. The City will use the completed design to apply for various state grants and to secure permitting for the park construction.
9. **Kellogg Sewage Treatment Plant Removal:** In January 2006 the Board of County Commissioners canceled the Clearwater Project, which was a regional plan for wastewater treatment in north Clackamas County. An element of the Project was the decommissioning of the Kellogg Sewage Treatment Plant. At the same time, the Board appointed the Clackamas Advisory Council (CAC) within Clackamas County

Service District No. 1 to develop a wastewater treatment plan by September 30, 2006. The City will work with the CAC process as they develop a plan. The City has proposed that one element of a final plan be removal of the Plant.

- 10. Kellogg Lake Restoration:** City of Milwaukie has taken steps to pursue funding for this project outside of the Army Corps of Engineers. (The Corps has completed an environmental benefits evaluation with Section 206 funding, but was not optimistic about their ability to continue to move the project forward within that program.) The City has applied for approximately \$1 million in federal funds through the MTIP for the design of a replacement bridge and dam removal, which would allow the restoration of normal creek flow and the establishment of a pedestrian undercrossing of 99-E/McLoughlin Blvd. The proposal scored a 100 out of a possible 100 points on the technical evaluation and was included on the “first cut” list.
- 11. Cash Spot:** In a move that establishes a southern anchor for future development for Milwaukie’s resurging Downtown, City Council approved the purchase of the Cash Spot property located at the corner of McLoughlin Boulevard and Washington Street in July 2006. The City and the State had been in negotiations with the property owner for a sliver of the property to make way for the McLoughlin Boulevard Improvement Project, but when prices escalated, talks broke down. With the condemnation trial approaching, the City inquired about purchasing the entire property and for the first time, the property owner, GRS Properties, indicated it would entertain an offer. After several offers and counter offers, the parties agreed to a purchase price of \$850,000, a value that was agreed upon as fair market value by both the City’s and property owner’s appraisers. Ken Asher, the City’s Community Development Director, explains purchasing the entire property was the most fiscally prudent course of action. “Not only is this site a bookend to the Texaco site on the Main Street blocks, it has terrific access to Main and McLoughlin Boulevard and sits in the middle of three future improvement areas – Kellogg Creek, Milwaukie Riverfront Park, and the Kellogg Treatment Plant site,” Asher said.
- 12. McLoughlin Boulevard Improvements Kellogg Creek Bridge to Roethe Road:** The Highway 99E (McLoughlin Boulevard) project from the Kellogg Creek Bridge in Milwaukie to Roethe Road north of Gladstone will begin construction summer 2007. The project will include repaving the road surface of OR 99E, adding a new traffic signal, and intersection improvements at OR 99E and River Road. From the River Road intersection south to Roethe Road, ODOT will construct new sidewalks at various locations to enhance pedestrian mobility and safety. In addition, the signals for that section along that stretch will be “interconnected” to improve traffic flow along McLoughlin Blvd, leading into the recently completed highway section in Milwaukie. Bicycle improvements include widening between River Road and Park Avenue and restriping the rest of the highway for exclusive bike lanes in order to compel vehicles to park in established parking lots and off the highway shoulders. Construction is scheduled for summer 2007 and should be completed fall 2007. Most work will take place during off-peak hours. Notification will be provided in advance to the community for any tasks that require night work.

- 13. South Corridor Phase II Light Rail (Portland-Milwaukie):** Metro, TriMet, the Cities of Portland and Milwaukie, ODOT, and Clackamas County are working toward launching an Environmental Impact Study for the Phase II Light Rail project, which is envisioned to connect downtown Milwaukie to downtown Portland. The Planning Process is being managed by Metro, which is currently designing the public involvement strategy. The City expects to engage the neighborhoods and business community about future transit options for Milwaukie, including the light rail option.

## A Weekly Update on What's Developing in the City of Milwaukie

for the week of December 8, 2006

DEPT	TOPIC	LAST UPDATE	INFORMATION	NEW UPDATE	INFORMATION
Community Development	Texaco Site / Milwaukie Town Center Project	11/17/06	The Project Management Group is refining the draft RFP and preparing for the joint Metro/Milwaukie council work session on 11/21 (5:30).	12/8/06	RFP finalized and posted for distribution. Interested Development Teams have until January 31 <sup>st</sup> to submit proposals. Advisory Committee to tour similar projects in January.
Community Development	Milwaukie Light Rail Transit Planning	11/17/06	No update. The Technical Advisory Committee meeting on 11/17 was cancelled due to a Transportation Committee all-day retreat.	12/8/06	Project staff preparing to brief City Council on December 19.
Community Development	STIP/MTIP Funding Requests	11/16/06	Public comment period closes December 1. For information on projects and comment forms, visit: <a href="http://www.metro-region.org/article.cfm?articleid=19681">http://www.metro-region.org/article.cfm?articleid=19681</a>		
Community Development	Street Maintenance Program Development	11/16/06	Staff updated Council and Planning Commission, held two public Open Houses (Nov. 15 & 16 at PSB), and focused additional outreach on downtown retail. Staff will shortly begin preparing the slate of policies for Council consideration on December 19.	12/8/2006	Staff briefed Rotary, the North Clackamas Chamber of Commerce, and the Citizens Utility Advisory Board. Staff finalized the recommendation that will be presented to Council on December 19.
Community Development	Sellwood Bridge Planning	11/16/06	Next Community Task Force Meetings are Monday, November 20, and Monday, December 11.		
Community Development	Business Outreach, Support, and Recruitment	11/16/06	Meetings with Holman Distribution, Rudie Wilhelm, and Milwaukie Lumber.	12/8/2006	Baggallini of Portland purchased a warehouse on Milport Road and is making plans to occupy early in 2007. Business outreach meeting with Electrodyne.
Community Development Admin	Records Project	11/3/06	The next steps in this process are to evaluate what current storage is available for each department; create departmental retention and destruction plans; and map a process for preparing files for records storing for each department.		
Building	North Main	11/17/06	Buildings A, C, D, E and F are nearly complete.		

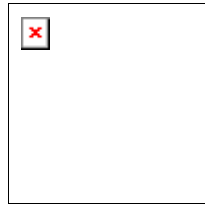
			Sheetrock is being installed in Building B. The interior parking lot has been paved and work is progressing on the amphitheater.		
<b>Building</b>	<b>Safeway</b>	11/17/06	The roof is on and interior framing has begun.		
<b>Building</b>	<b>E-Permitting</b>	10/12/06	The Building Department recently issued its 100 <sup>th</sup> e-permit. For the last fifteen months, the department has been partnering with the State Building Codes Division in a pilot program designed to offer contractors the option of applying for simple, stand-alone plumbing, mechanical and electrical permits on-line. The department is currently investigating ways to expand the program and increase usage.		
<b>Building</b>	<b>ICC Certification</b>	10/12/06	Bonnie Lanz recently passed her Permit Technicians examination and has received certification from the International Code Council.		
<b>Building</b>	<b>Oak Street Square</b>	11/17/06	Interior finish work has begun on the Walgreens store. Quiznos Subs is submitting a Tenant Improvement Permit Application for one of the spaces in Building 1.		
<b>Building</b>	<b>Permit Activity</b>	11/17/06	After a slow start in residential permits -6 new single family homes since July 1 - the department expects to issue permits for (2) duplexes and (4) new single family homes in the next few weeks.		
<b>Building</b>	<b>Ukrainian Bible Church</b>	11/22/06	The permit is on hold pending receipt of revised Public Improvement plans acceptable to the Engineering Department.		
<b>Engineering</b>	<b>Sanitary Sewer connection project</b>	11/3/06	The meeting occurred as scheduled and seems to be a success. An extended time frame was agreed upon. Letters will go out to all members of this group Nov. 6 summarizing the meetings findings as well as a contract to connect.	12/7/06	Certified letters have been sent out and Letters of Intent to Connect by 12/31/07 are being received. Homeowners with letters not received by 12/31/06 will be turned over to Code Compliance.
<b>Engineering</b>	<b>JCB Un-sewered/ Un-annexed Area</b>	11/3/06	Meeting did not occur. Should be scheduled for week of Nov. 13-17.	12/7/06	Difficulties with scheduling meeting with Clackamas Co. Meeting has yet to occur.
<b>Engineering</b>	<b>42<sup>nd</sup>/King intersection</b>	11/3/06	Staff actively exploring safety and circulation improvements	12/8/06	Intersection improvements will cost about \$50K and this money is not budgeted
<b>Engineering</b>	<b>42<sup>nd</sup> Ave Sdwks</b>	11/17/06	Project substantially complete; ODOT inspection was successful, paving way for \$100K reimbursement from State and eligibility for future	12/8/06	Waiting on striping of centerline and crosswalk Cold weather prevents striping at this time- need 50 degrees and rising. One SW panel left to

			grants.		pour after power pole is removed.
<b>Engineering</b>	<b>21<sup>st</sup>/Harrison intersection</b>	10/19/06	As a result of shrubbery trimming and removal, westbound traffic on Harrison will have better vision clearance through the S-curve. This will enhance safety and reduce possibility of re-end collisions. More safety and signage changes at 21 <sup>st</sup> /Harrison will be forthcoming.	12/8/06	Meeting with Library Board in early January to discuss options
<b>Engineering</b>	<b>Well 8</b>	11/17/06	Staff met w/ Lake Rd NDA to discuss project	12/8/06	Staff preparing RFP for design-build contract
<b>Engineering</b>	<b>N. Main Streetscape</b>	10/19/06	The project should be completed within two weeks. Landscaping and street furniture is installed. The "Milwaukie Medallion" is in process of being fabricated.		
<b>Engineering</b>	<b>Lake Rd Multimodal project</b>	11/17/06	Staff provided 2018 ADT counts to ODOT to finalize IGA; awaiting paperwork from ODOT; should go to CC early 2007 for approval	12/8/06	Working on RFP for engineering design. Need to format public outreach process.
<b>Engineering</b>	<b>37<sup>th</sup> RR crossing and Oak St RR crossing impvt's</b>	11/17/06	Met with Clack. Co. (Steve Kelly); hired Wallis Engineering for redesign of plans and to process RR permit	12/8/06	Submitting RR permit application to ODOT. Also met with RR to discuss their expectations and what we need to do for RR approval.
<b>Planning/Engineering</b>	<b>Harmony Road Environmental Assessment</b>	11/17/06	1 <sup>st</sup> Open House held by Clack. Co. with City support from Planning and Engineering – high citizen attendance and interest.	12/7/06	The County has decided to delay the Harmony Road EA project. The Sunnybrook Extension study will proceed in early 2007.
<b>Planning</b>	<b>Transportation System Plan (TSP)</b>	11/15/06	The City has signed the IGA with ODOT, who then gave the consultant team Notice to Proceed with the project. Community Briefings (which will be mini, neighborhood-focused open houses) are scheduled for: 11/30 at Linwood Elementary, 12/2 Milwaukie HS, 12/4 at Milwaukie Community Club, 12/6 at Portland Classical Guitar. Information on these meetings and other TSP-related issues will be posted at: <a href="http://www.ci.milwaukie.or.us/milwaukie/projects/tspupdate/tspupdate.html">www.ci.milwaukie.or.us/milwaukie/projects/tspupdate/tspupdate.html</a>	12/7/06	Four Community Briefings were held over the past week to inform neighbors and businesses about the TSP project, the City's plan for public involvement, and to take comments on general transportation issues. Approximately 40 people attended the briefings, and staff gathered a lot of comments, questions, and suggestions that we will use as the planning process moves forward. The City is seeking citizens and businesses to serve on the TSP Advisory Committee, which will hold its first meeting in mid-January 2007.
<b>Planning</b>	<b>Planning Commission</b>	11/15/06	Minutes from Planning Commission meetings are now being updated on the city website as they become final. <a href="http://www.ci.milwaukie.or.us/committees/plancomm.html">http://www.ci.milwaukie.or.us/committees/plancomm.html</a> The 11/28-commission meeting is cancelled. The next meeting will be 12/12/06.	12/7/06	The agenda for the Planning Commission meeting on 12/12 includes a preliminary discussion about potential zoning changes in the Myrtle St./ Hwy 224 area and the MacFarland and Murphy sites along Railroad Avenue.
<b>Planning</b>	<b>Pre-Application Activity</b>	11/15/06	Pre-application conferences have been scheduled for:	12/7/06	Pre-application conferences have been scheduled for:

			<ul style="list-style-type: none"> <li>a proposed 18-lot subdivision at 42<sup>nd</sup> &amp; Railroad Ave.</li> <li>a lot division on 40<sup>th</sup> near King Road.</li> </ul>		<ul style="list-style-type: none"> <li>A subdivision on SE Balfour St.</li> </ul>
<b>Planning</b>	<b>Applications for Staff –Level Review</b>	11/15/06	<p>Staff is currently reviewing</p> <ul style="list-style-type: none"> <li>a request by Providence Hospital for a Minor Modification to their Community Service Overlay permit for an interior remodel.</li> <li>building permits for a 10 bedroom residential home proposed on Lake Road.</li> <li>a sign permit for a new sign at Rowe Middle School (already approved by Planning Commission.</li> </ul>	12/7/06	<p>Staff is currently reviewing:</p> <ul style="list-style-type: none"> <li>Building permits for a 10 bedroom residential home proposed on Lake Road.</li> <li>Building permits for a condominium flag lot at 27<sup>th</sup> and Willard</li> <li>A minor land partition to separate two existing lots in downtown</li> </ul>
<b>Planning</b>	<b>Applications for City Council Review</b>	11/15/06	<p>At the 11/9 meeting, City Council approved the appeal of Planning Commission’s denial of a new sign at Milwaukie High School.</p> <p>At the 11/9 meeting, City Council approved the Spring Park Master Plan.</p> <p>The City has received a Measure 37 application to waive flag lot standards for a proposed lot division on SE 37<sup>th</sup> Ave. Council will consider this application in early 2007.</p> <p>Council will hold a second hearing on proposed revisions to the Sign Code on 12/5/06.</p>	12/7/06	<p>At the 12/5 meeting, City Council adopted an emergency ordinance approving amendments to several sections of the Milwaukie Code, primarily the Sign Code. The amendments are effective as of 12/6/06, and will be posted on the Planning section of the City website this week.</p> <p><a href="http://www.ci.milwaukie.or.us/departments/planning/planning.html">www.ci.milwaukie.or.us/departments/planning/planning.html</a></p>
<b>Planning</b>	<b>Applications for Planning Commission Review (Type III)</b>	11/15/06	The City received an application to approve a Community Service Use permit for a dance studio in the International Way area.		
<b>Planning</b>	<b>Downtown Parking</b>	11/15/06	<p>The inventory map of parking in downtown and the results of the October utilization study will be posted on the Planning Department website shortly.</p> <p><a href="http://www.ci.milwaukie.or.us/departments/planning/planning.html">www.ci.milwaukie.or.us/departments/planning/planning.html</a></p>		
<b>Facilities</b>	<b>Library Pond House</b>	11/16/06	Still in process	12/8/06	House will be cleaned and carpet installed. Then will be ready to use.
<b>Facilities</b>	<b>Library Fountain</b>	9/20/06	Staff is dealing with vandalism in the fountain, in the form of soap being placed in the water, which		



**From:** Carlotta Collette [carlottacollette@comcast.net]  
**Sent:** Thursday, December 07, 2006 4:55 PM  
**To:** carlottacollette@comcast.net  
**Subject:** annual holiday party



The Ardenwald Johnson Creek  
Neighborhood Association

Invites you to

**Come**  
**Celebrate**  
**with us!**  
Annual Holiday  
Potluck

6:30 p.m..  
Ardenwald Elementary  
School  
Cafeteria  
Southeast 36<sup>th</sup> and  
Wake Entrance

Contact Carlotta Collette ([carlottacollette@comcast.net](mailto:carlottacollette@comcast.net)) to let her know what you'll be bringing.

***Carlotta Collette***

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Milwaukie, Oregon 97222

Email: [carlottacollette@comcast.net](mailto:carlottacollette@comcast.net)

Phone: 503.653.5771

Fax: 503.654.7497

Cell: 503.704.8237



## City and Public Interest Meetings Week of December 11-17

<u>Date</u>	<u>Group</u>	<u>Time</u>	<u>Location</u>		<u>Contact</u>
<b><u>Monday 11</u></b>	Historic Milwaukie NDA	6:30 p.m.	City Hall Conference Room		Dion Shepard 503-653-6207
	Hector Campbell NDA	7:00 p.m.	PSB – Community Meeting Room		David Aschenbrenner 503-654-4258
<b><u>Tuesday 12</u></b>	Riverfront Board	6:00 p.m.	City Hall Conference Room		JoAnn Herrigel 503-786-7508
	Planning Commission Work Session	6:30 p.m.	City Hall Council Chambers		Katie Mangle 503-786-7652
	Ardenwald/JC NDA Holiday Potluck	6:30 p.m.	Ardenwald Elementary		Cheryl Ausmann-Moreno 503-653-7800
<b><u>Wednesday 13</u></b>	Lake Road NDA Holiday Potluck	6:30 p.m.	Clackamas ESD		Debby Patten 503-653-7908
<b><u>Thursday 14</u></b>	Public Safety Advisory Committee	6:00 p.m.	PSB – Community Meeting Room		Chief Kanzler 503-786-7405
	Linwood NDA	6:30 p.m.	Linwood Elementary		Lynn & Beth Kelland 503-652-8589
<b><u>Friday 15</u></b>	Winter Solstice	5:00 p.m. – 7:00 p.m.	Milwaukie Riverfront Park		Beth Ragel 503-786-7568

*Disclaimer: The contact person or their designee provides the meeting information on this calendar. If you need more detailed information about a meeting on this calendar, please contact them at the number listed.*