



Study Session

SS

Milwaukie City Council

COUNCIL STUDY SESSION

Ledding Library, 10660 SE 21st Ave
& Zoom Video Conference (www.milwaukieoregon.gov)

AGENDA

APRIL 11, 2023

Council will hold this meeting in-person and through video conference. The public may attend the meeting at the library or by joining the Zoom webinar. The meeting will be recorded and broadcast later on the city's [YouTube channel](#).

To participate in this meeting by phone dial 1-253-215-8782 and enter Webinar ID 837 5111 0754 and Passcode: 107967. To raise hand by phone dial *9.

Written comments may be submitted by email to ocr@milwaukieoregon.gov. Council may take limited verbal comments. **For Zoom webinar login information** visit <https://www.milwaukieoregon.gov/citycouncil/city-council-study-session-140>.

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

Page #

1. **Development Update – Discussion** (5:15 p.m.)
Staff: Joseph Briglio, Community Development Director
3. **Adjourn** (6:15 p.m.)

1

Executive Session. After the study session Council will meet in executive session pursuant to Oregon Revised Statute (ORS) 192.660 (2)(h) to consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed.

Representatives of the news media and designated staff may attend executive sessions. All other members of the audience are asked to leave the room. Representatives of the news media are specifically directed not to report on or otherwise disclose any of the deliberations or anything said about these subjects during the executive session, except to state the general subject of the session as previously announced. No decision may be made in executive session.

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 or phone at 503-786-7502. To request Spanish language translation services email 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 o llame al 503-786-7502. Para solicitar servicios de traducción al español, envíe un correo electrónico a espanol@milwaukieoregon.gov al menos 48 horas antes de la reunión. El personal hará todo lo posible para responder de manera oportuna y atender las solicitudes. La mayoría de las reuniones del Consejo de la Ciudad se transmiten en vivo en el [canal de YouTube de la ciudad](#) y el Canal 30 de Comcast dentro de los límites de la ciudad.

COUNCIL STAFF REPORT

To: Mayor and City Council
Ann Ober, City Manager

Reviewed: Ann Ober, City Manager

From: Joseph Briglio, Community Development Director

Subject: **Milwaukie Development Update**

Date Written: March 30, 2023

ACTION REQUESTED

Council is asked to receive an update on the current state of development in Milwaukie.

BACKGROUND

Staff will provide a PowerPoint presentation showcasing building projects that are currently in the land use and development pipeline. The goal is to provide the Council with a broader understanding of all the construction that is either occurring or forecasted throughout the city so that they can be better informed.

BUDGET IMPACT

None. This is just an informational update.

WORKLOAD IMPACT

None. This is just an informational update.

CLIMATE IMPACT

None. This is just an informational update.

COORDINATION, CONCURRENCE, OR DISSENT

None. This is just an informational update.

STAFF RECOMMENDATION

Receive the presentation.

ALTERNATIVES

None.

Development in Milwaukie (What's Going On?)

City Council Study Session
April 11, 2023



Advantis – New City Hall

Once Every 100-Years?

- Demo Complete – March
- Construction Started – April
- Construction Complete - Aug
- Move In – September
- Grand Opening – TBD

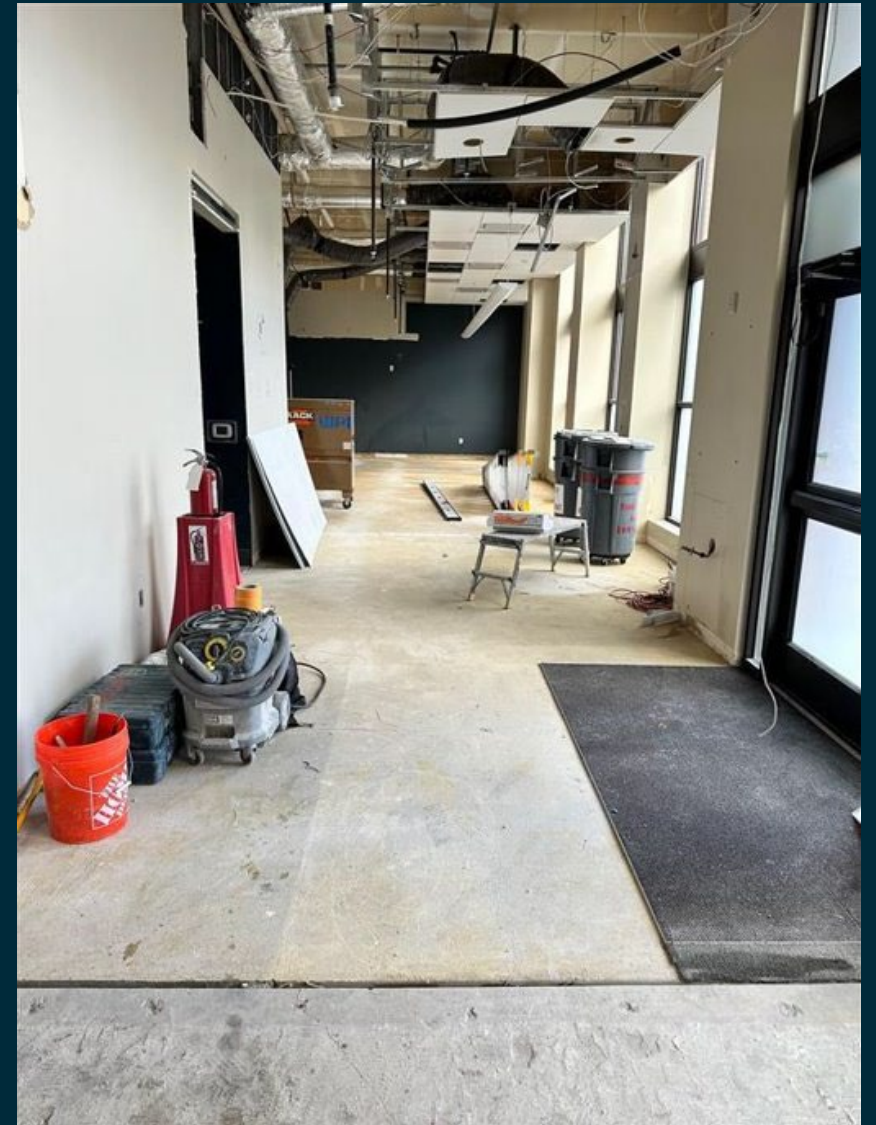
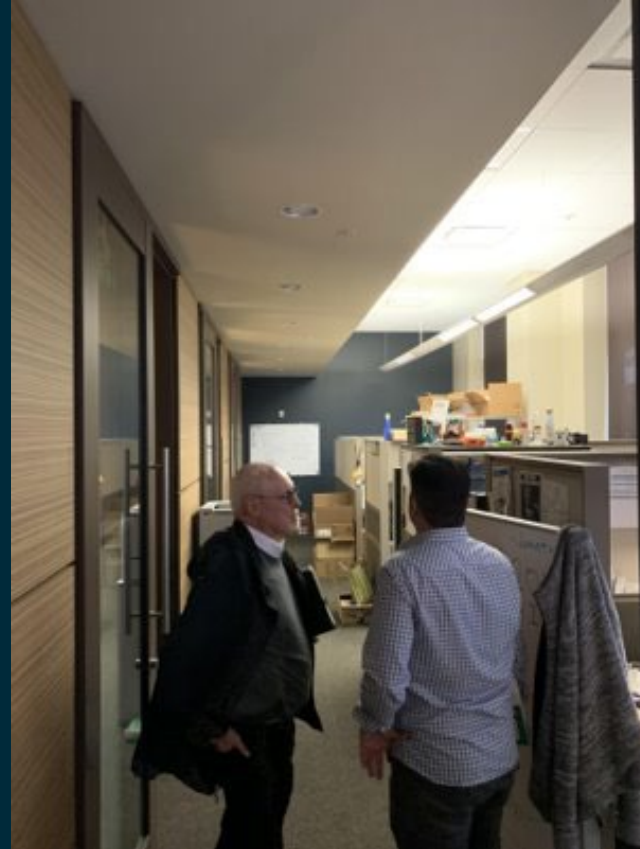
Art Selection Committee Update



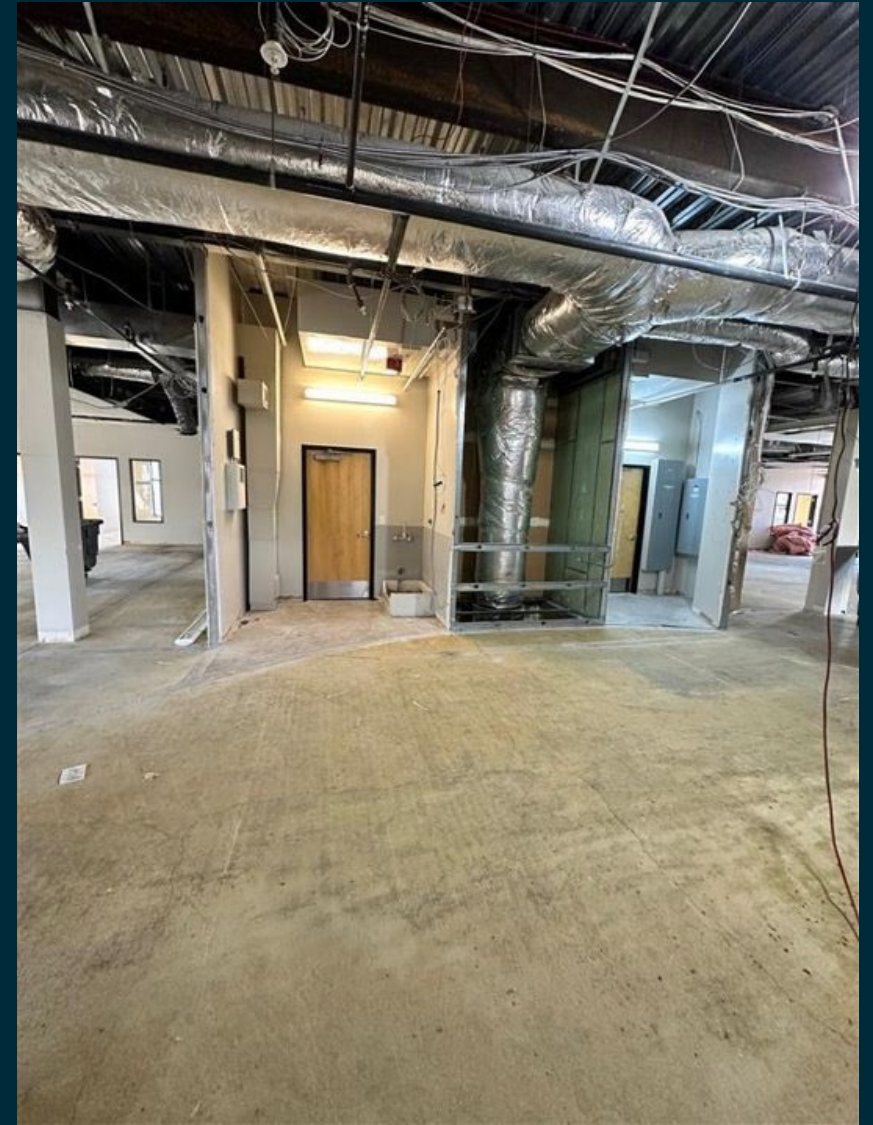
Advantis – New City Hall



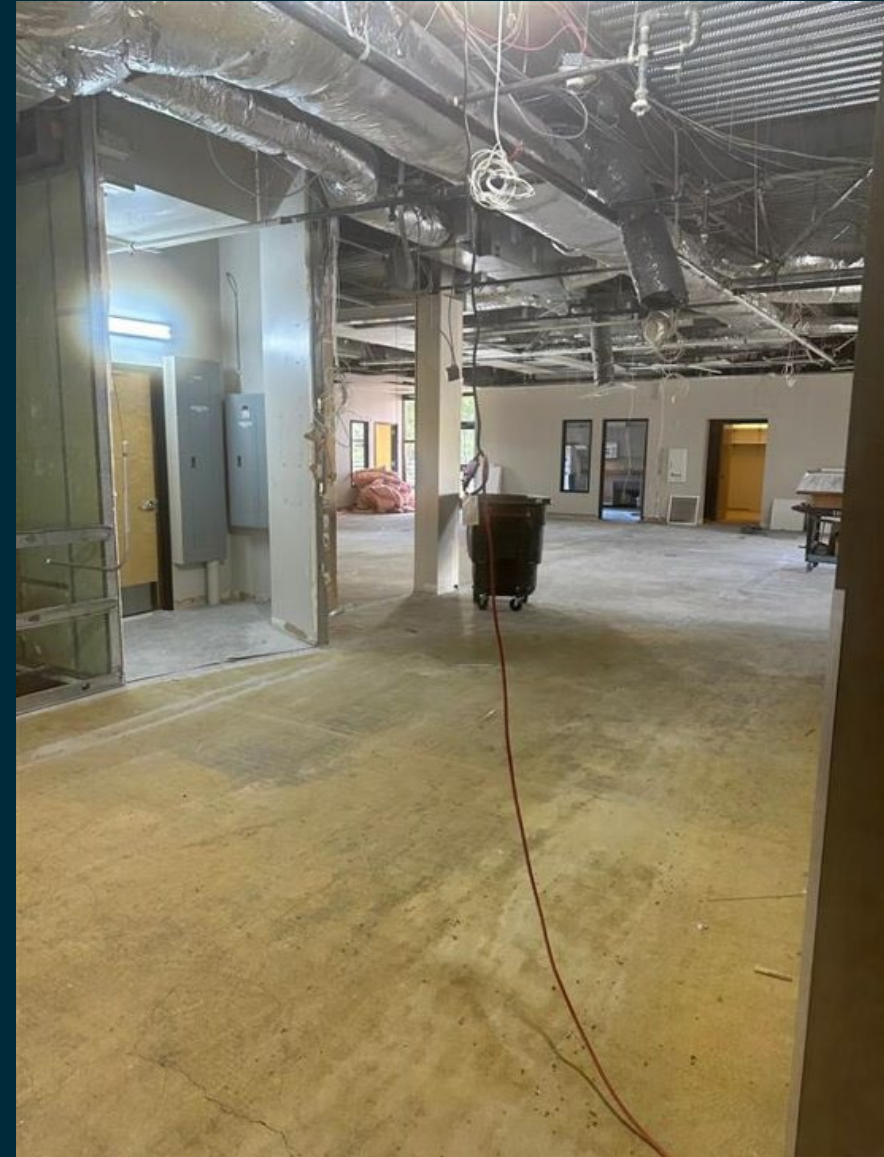
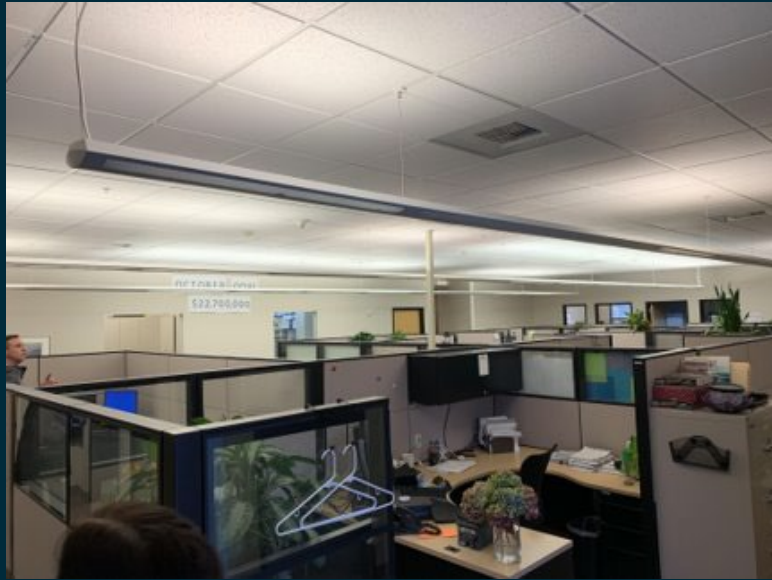
Advantis – New City Hall



Advantis – New City Hall



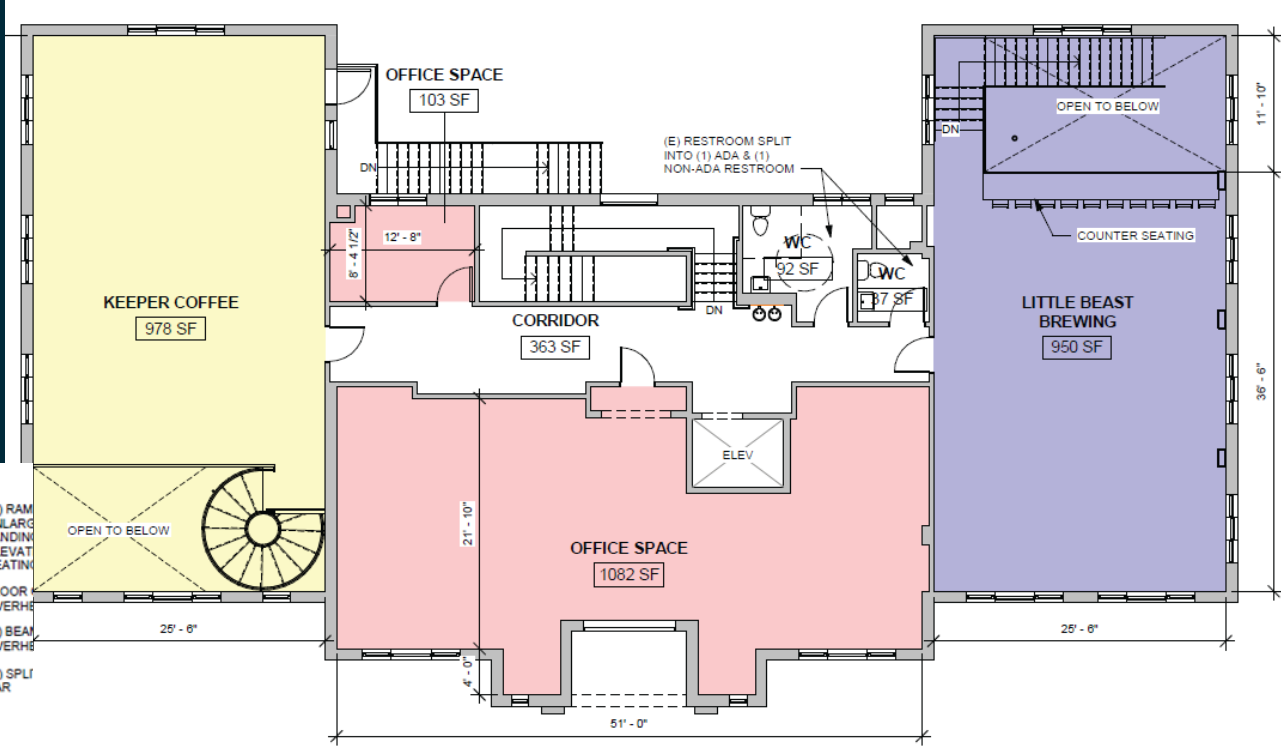
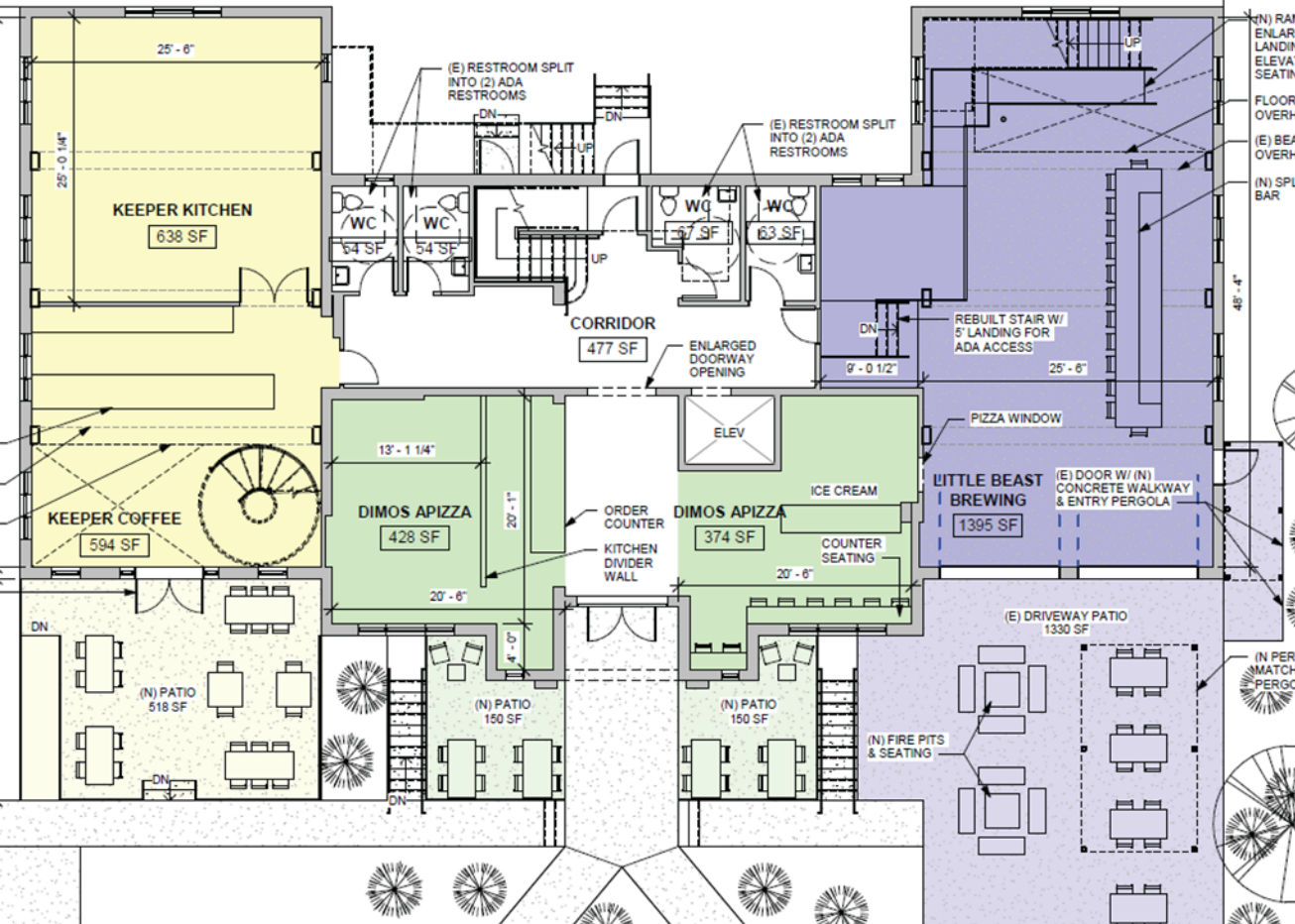
Advantis – New City Hall



Historic City Hall



Historic City Hall (cont.)



Coho Point

- 195 Apartment Units
- 10% Units Affordable at 80% AMI
- Status: CLOMR/FEMA
- Break Ground in 2024?



Sparrow Site

Purchased from TriMet in June 2019

Auxiliary Site Purchased 2023

Goal: Affordable Housing Project

Constraints

- Density Limitations
- Brownfield
 - Soil removal and surface capping
- Access
 - Expansion of the right-of-way is required to provide access to future development at the site
- **Status:** On Hold. Other Priorities



Harrison & Main Street

- City and Metro Ownership
- 2017 Explored TOD/Mixed-Use Development Options
 - 87-150 Units
 - 2-3 Stories
- **Status:** Not a Current Priority for City or Metro



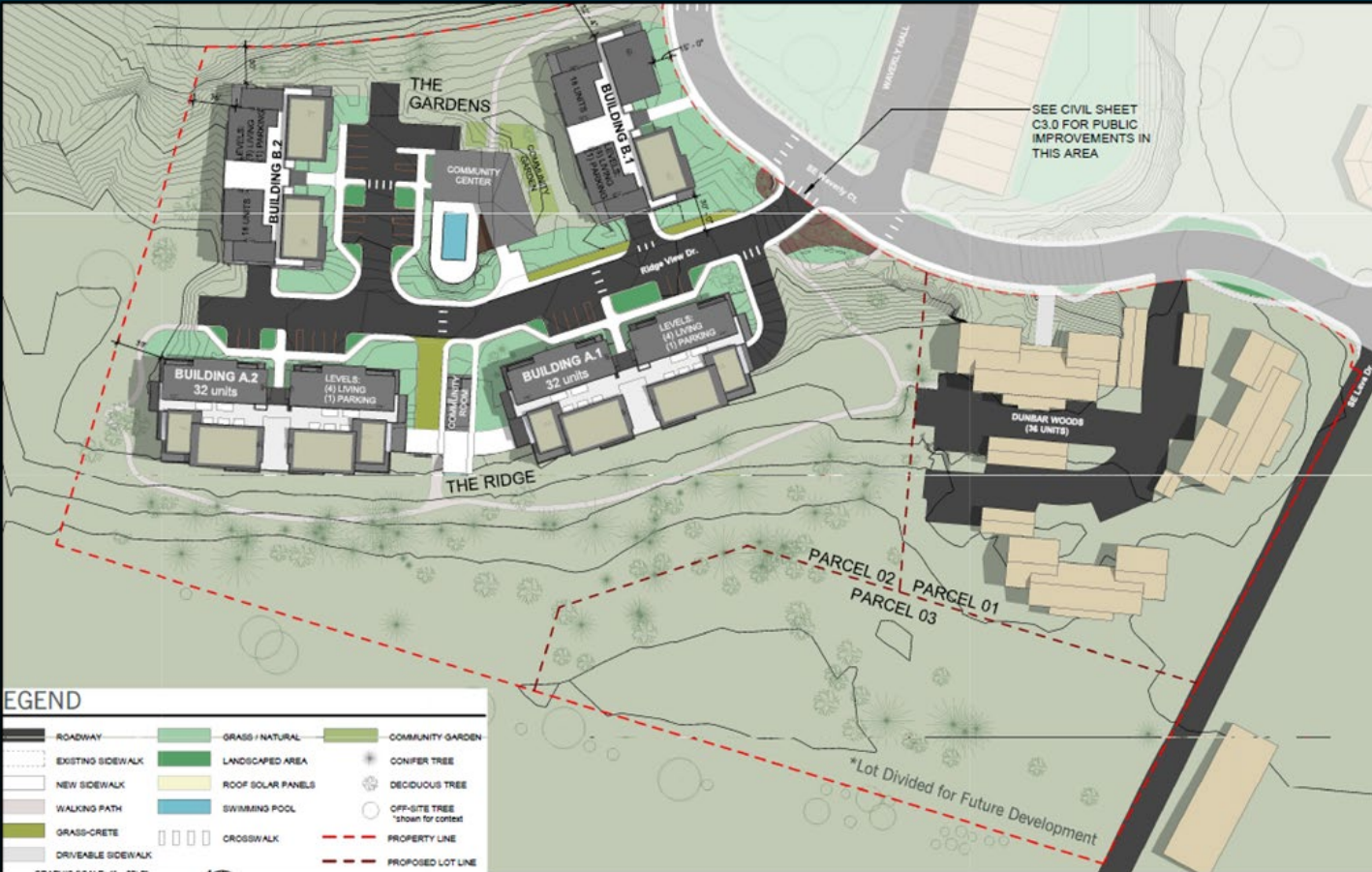
Milwaukie Marketplace

- Planet Fitness - Open
- Luna Ice Cream – Coming Soon
- New Seasons – 2024
- More coming



Birnam Oaks

- 100 Total Apartment Units
- Close to Completing Phase I - Building A.1 (32 Units)



Seven Acres (Monroe Apartments)

- 234 Apartment Units
- TCO Building #2
- Completion - Summer



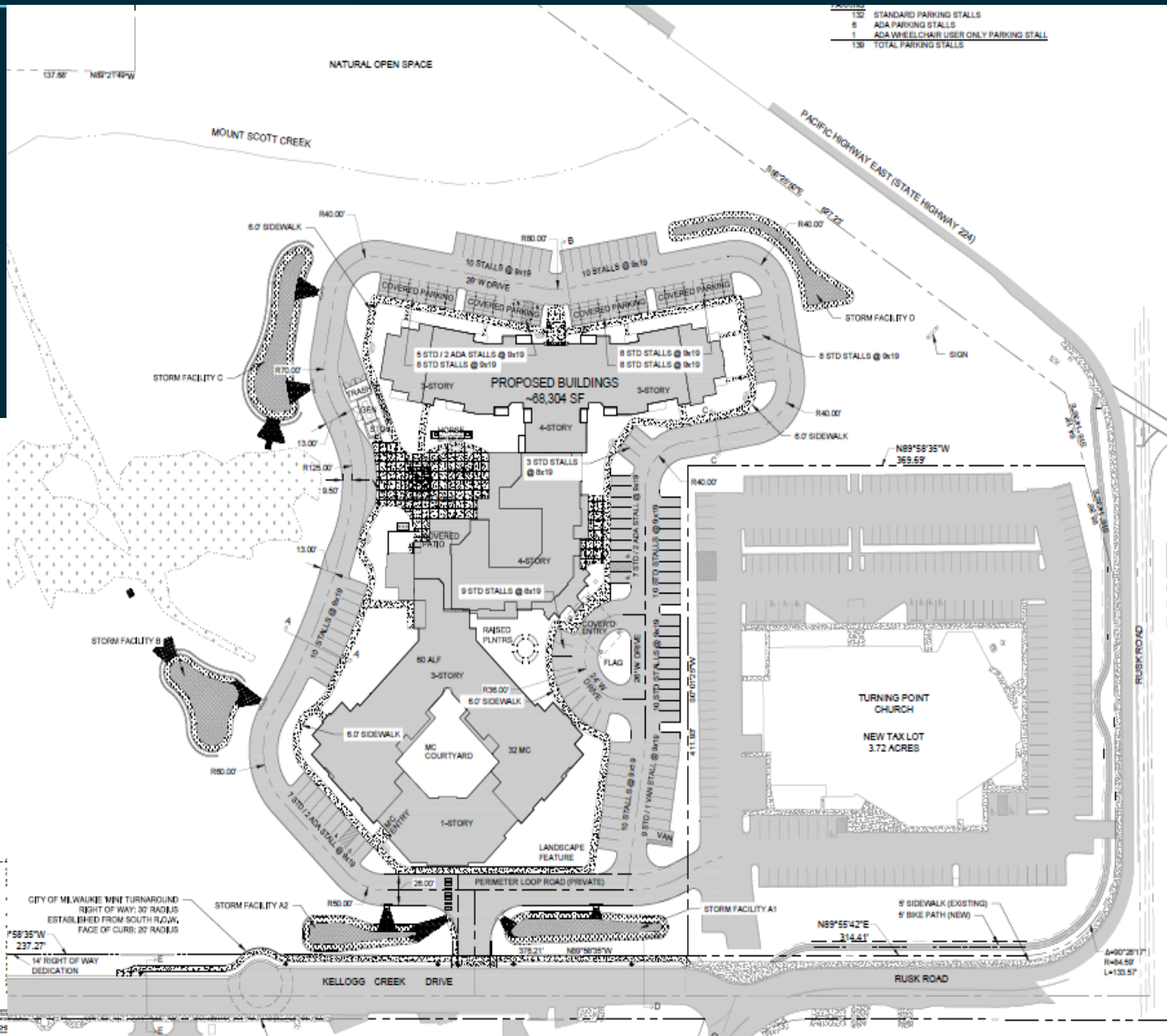
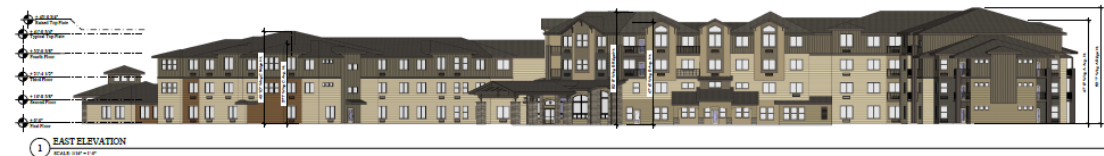
Dogwood Station

- 6-Story, 55-Unit
- Workforce Housing
- Planning Approved
- Status: On Hold



Bonaventure Senior Living

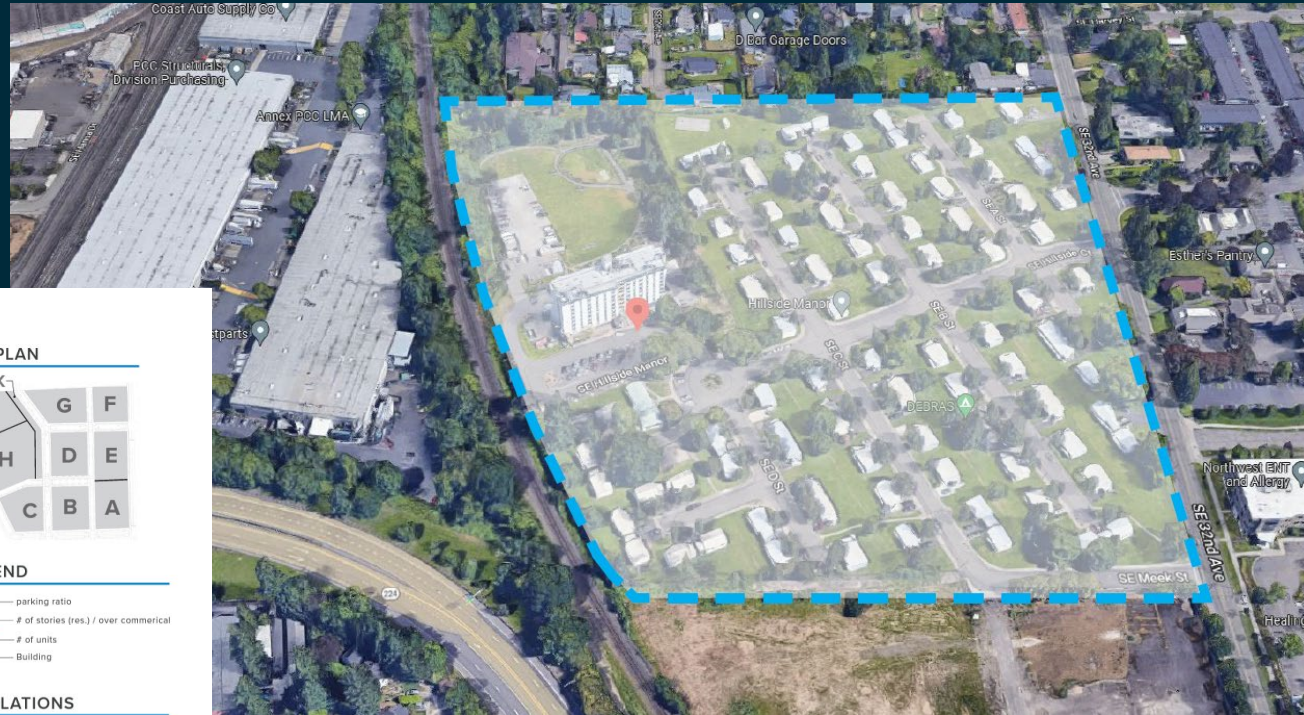
- 170 Senior Living Units
 - 78 Independent
 - 60 Assisted Living
 - 32 Memory Care
- Paid all permits Feb 2023
- Restart Construction Spring 2023



- MATERIALS**
- LANDSCAPE ARCHITECTURAL: CONCRETE CURB
 - PERIMETER PAVEMENT
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- EXTERIOR FINISH SCHEDULE**
- 1. PERIMETER PAVEMENT
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Hillside Park

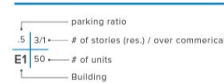
- 600 Total Units Planned
- 100% Affordable Housing Project
- Planning Approved



KEY PLAN



LEGEND



TABULATIONS

Lot A	= 1.34 ac	75 du/ac
Lot B	= 1.38 ac	78 du/ac
Lot C	= 1.29 ac	50 du/ac
Lot D	= 1.39 ac	39 du/ac
Lot E	= 1.39 ac	67 du/ac
Lot F	= 0.99 ac	40 du/ac
Lot G	= 1.52 ac	18 du/ac
Lot H	= 2.45 ac	37 du/ac
Lot J	= 1.79 ac	0 du/ac
Lot K	= 1.06 ac	11 du/ac
Total	= 14.61 ac	

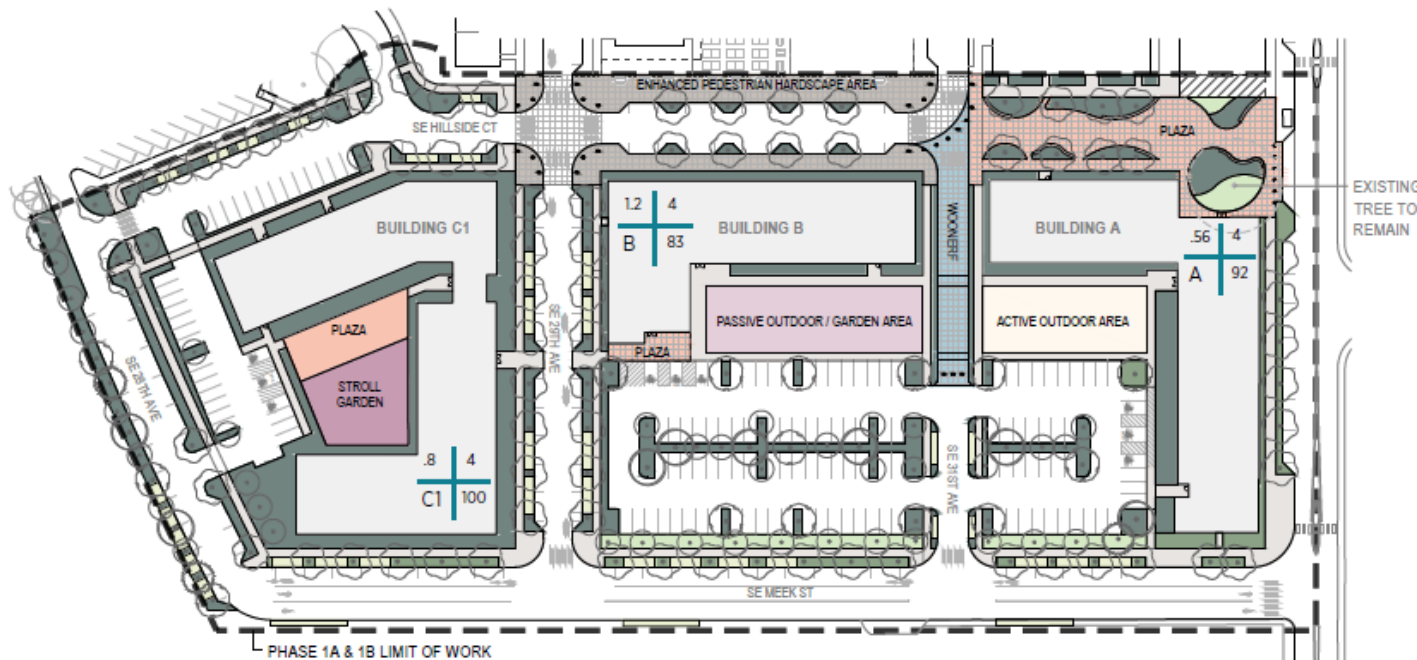
Hillside Manor (existing)	= 100 units
Hillside Park (replacement units)	= 100 units
Net New Units (to be developed)	= 400 units
Grand Total	= 600 units

Off-street parking*	= 352 stalls
On-street parking	= 137 stalls
Total	= 489 stalls

MASTER PLAN

Hillside Park Phase I

- 275 Apartment Units
- Planning Approved
- Income Restricted at 30% and 60% AMI
- On-Site Supportive Services



PROPOSED PROPERTY INFORMATION

SITE C UNITS = 100
 SITE B UNITS = 83
 SITE A1 & A2 UNITS = 92

TOTAL UNITS = 275

SITE C OFF STREET PARKING = 20
 SITE B OFF STREET PARKING = 74
 SITE A OFF STREET PARKING = 41

TOTAL OFF STREET PARKING = 135

SITE C ON STREET PARKING = 60
 SITE B ON STREET PARKING = 30
 SITE A ON STREET PARKING = 11

TOTAL ON SITE PARKING = 101

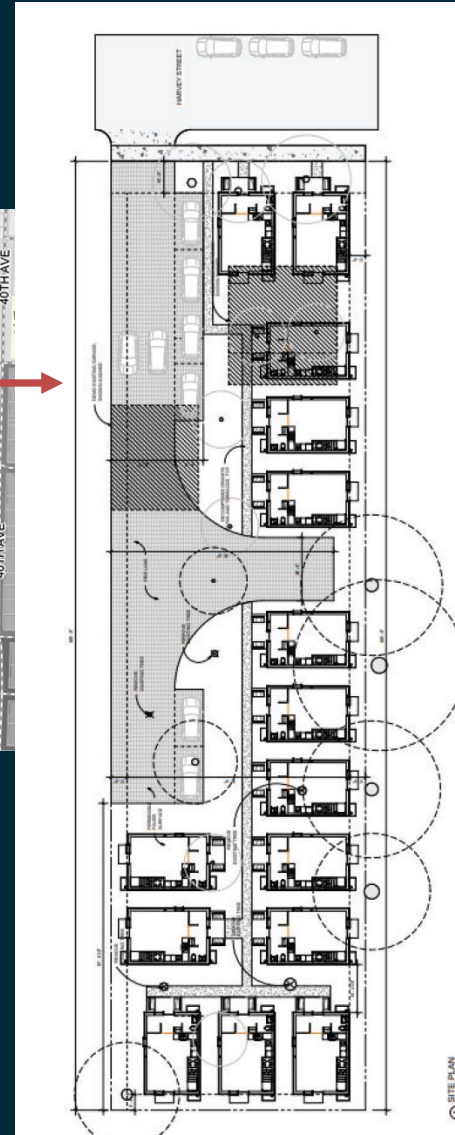
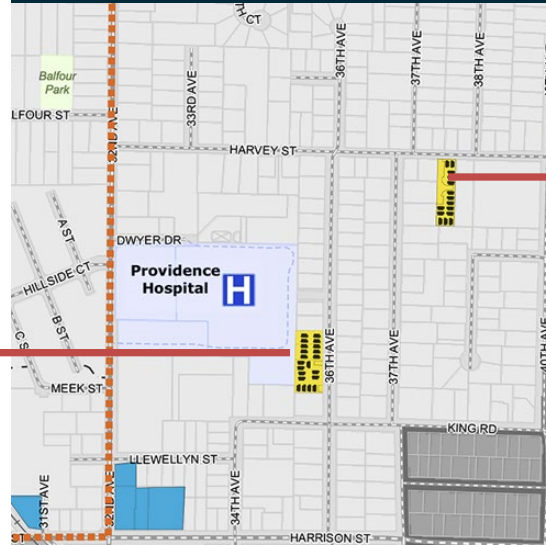
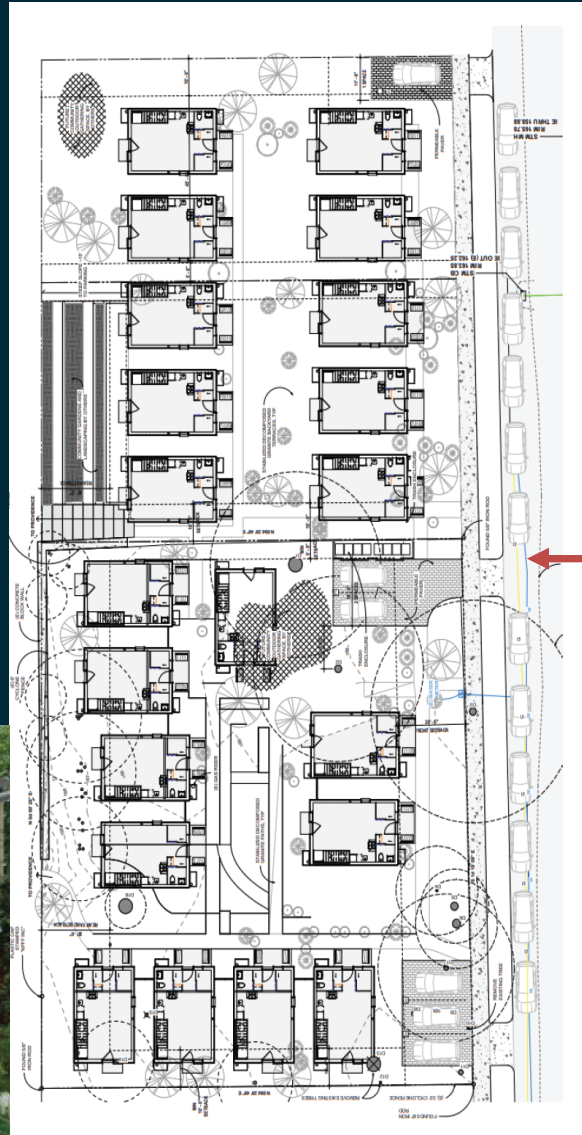
TOTAL PARKING = 236

PARKING RATIO = 236 TOTAL STALLS / 275 UNITS = .85

276 * .82 = 226 STALLS

Milwaukie Courtyard Housing Project

- 36 Ownership Units
- Two Existing Lots of Record
- 18 Units sold at 80%-100%AMI
- Proud Ground Community Land Trust Model



© SITE PLAN
1/18/17

Site map for 3736 SE Harvey Street

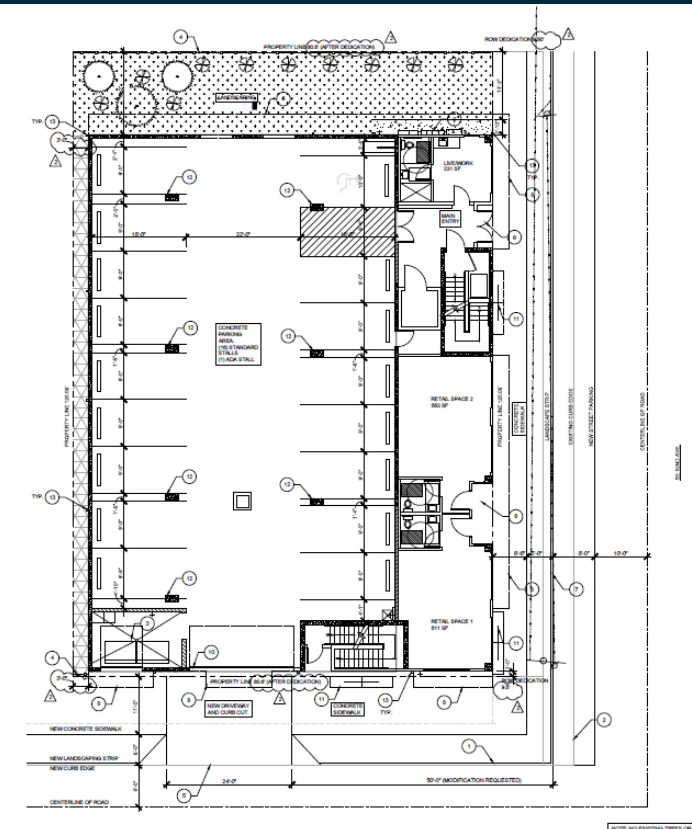
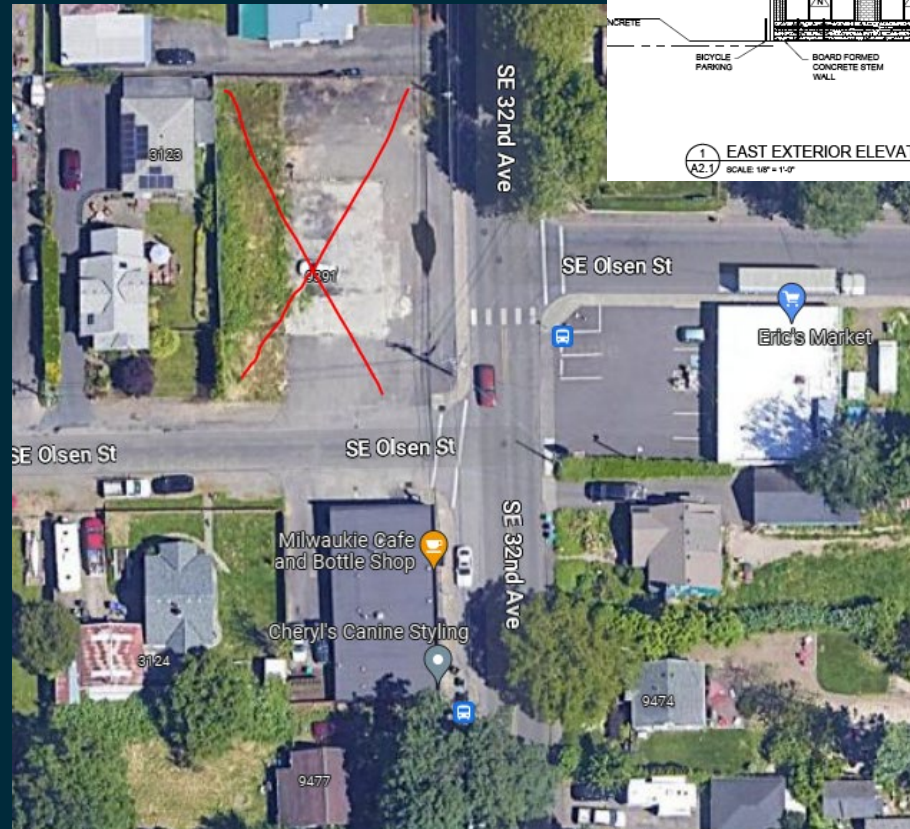
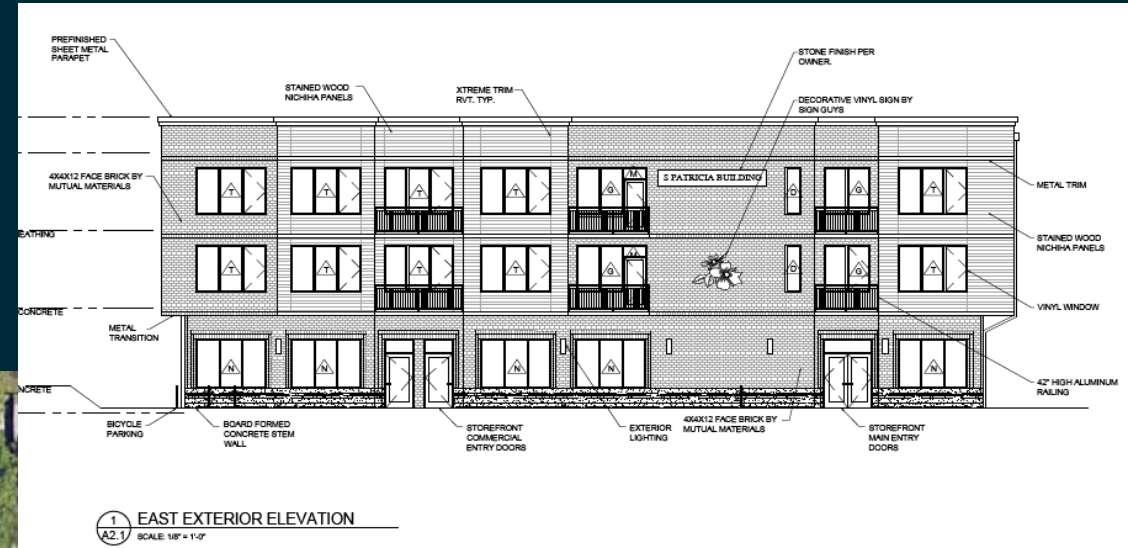
Henley Place (Kellogg Bowl)

- 178 Apartment Units
- Under Construction
- Completion – Late Summer/Fall



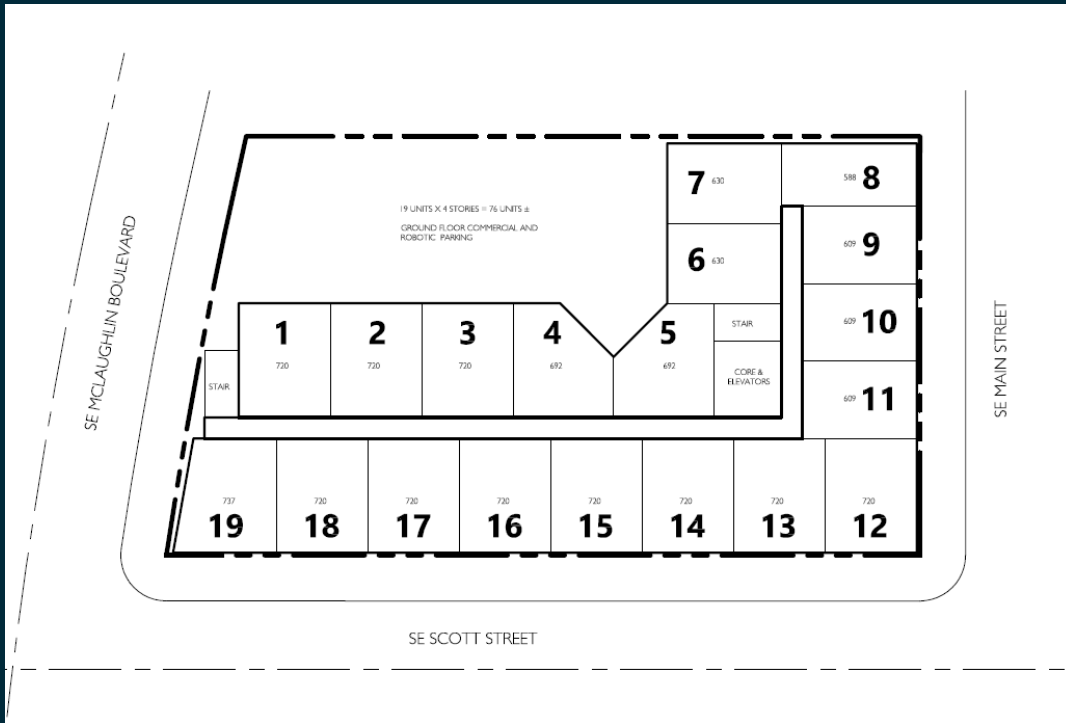
32nd Ave Mixed-Use Building

- 18 Apartment Units
- 2,500 sq/ft of Commercial
- 2020 Planning/Building Approved
- 2022 Approvals Expired



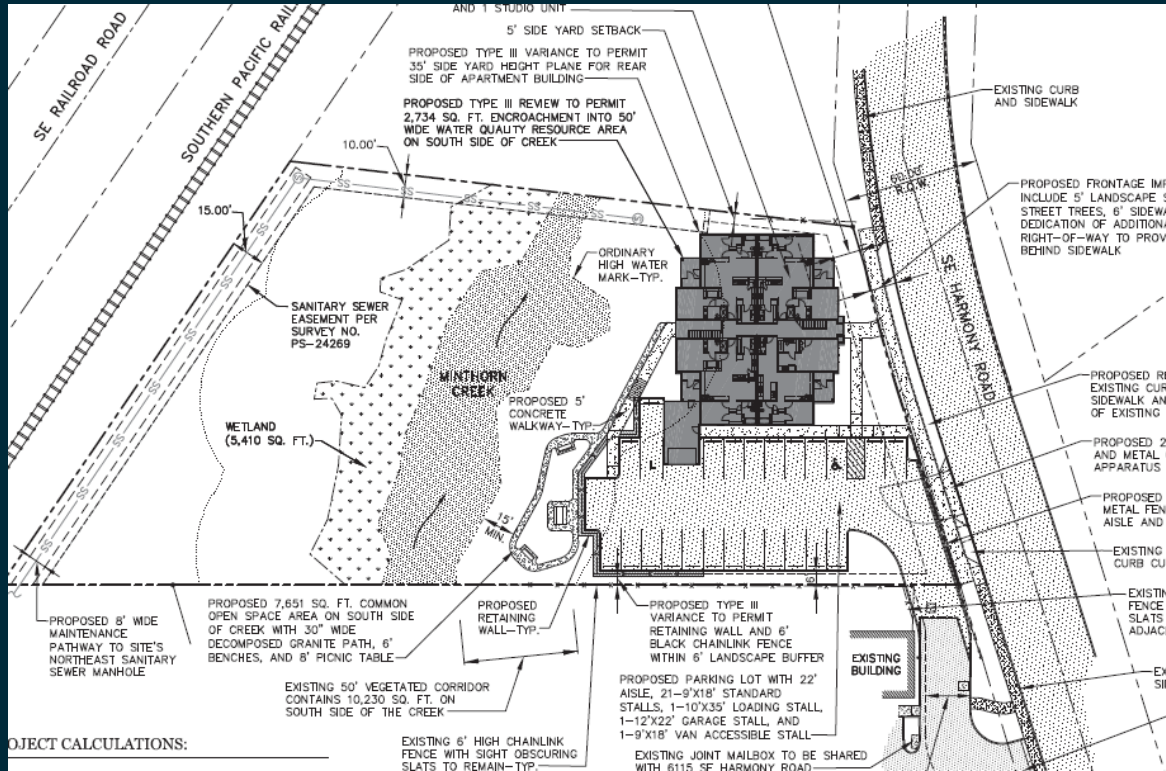
Peake Funeral

- Active Demo Permit
- No Proposal Yet



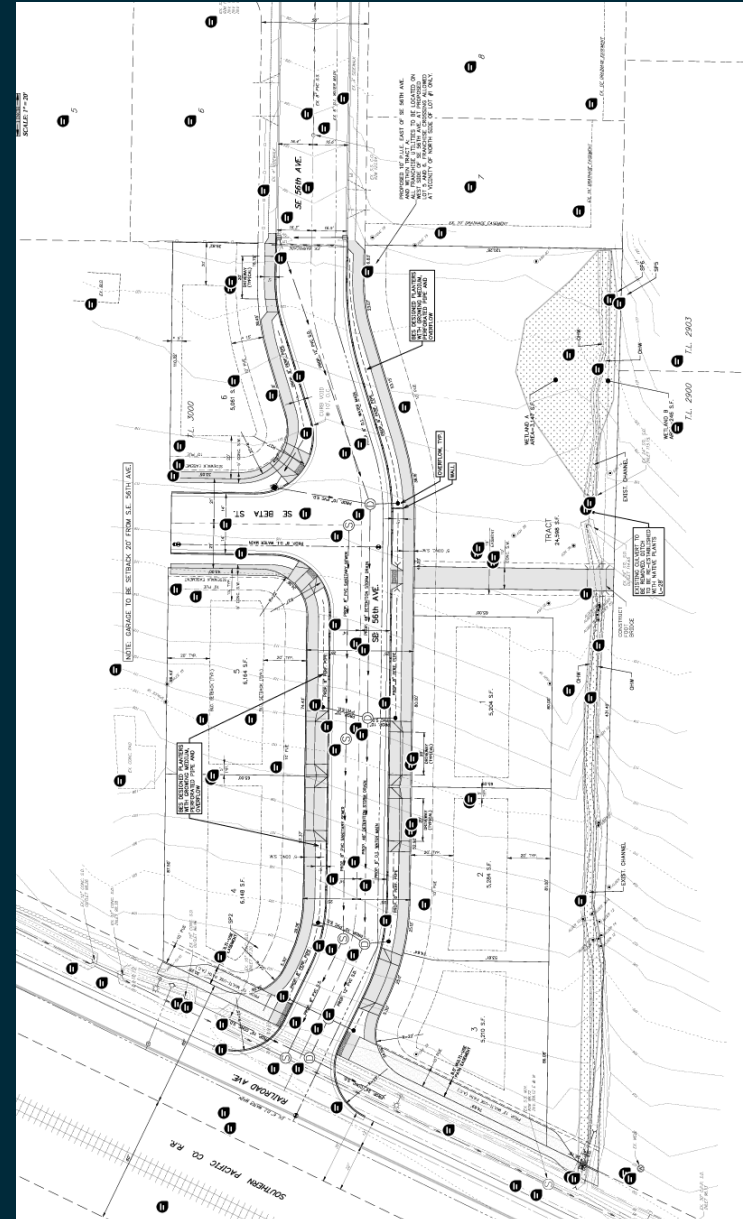
Harmony Park Townhomes Phase II

- 15 Apartment Units
- Recently Completed



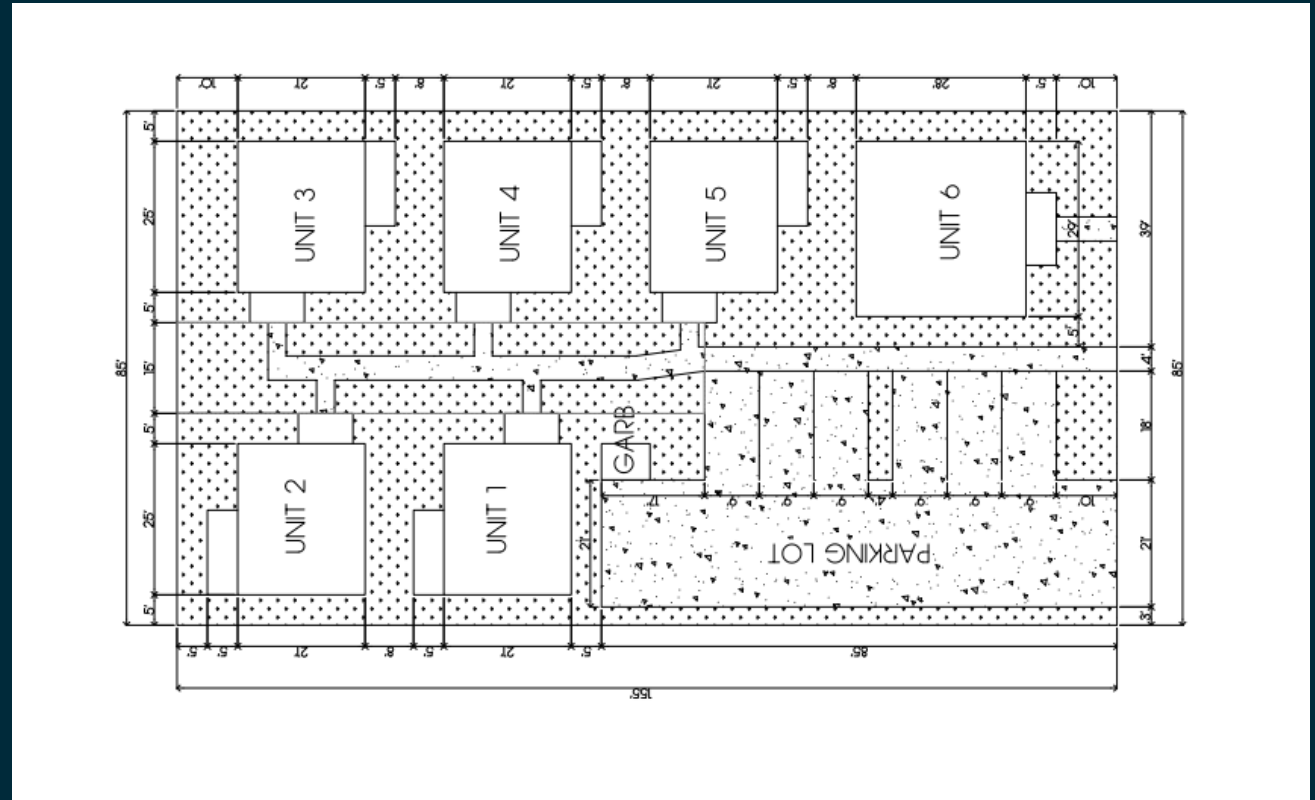
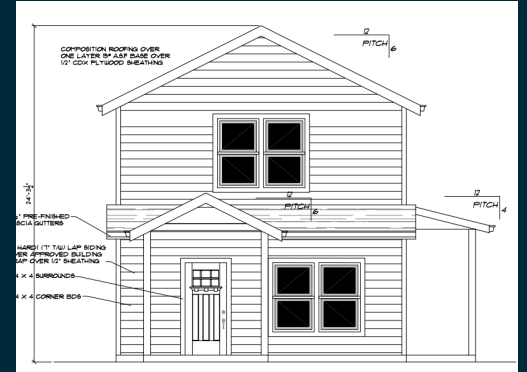
Railroad Ave Estates

- 7-Lot Subdivision
- Platted
- No Building Update



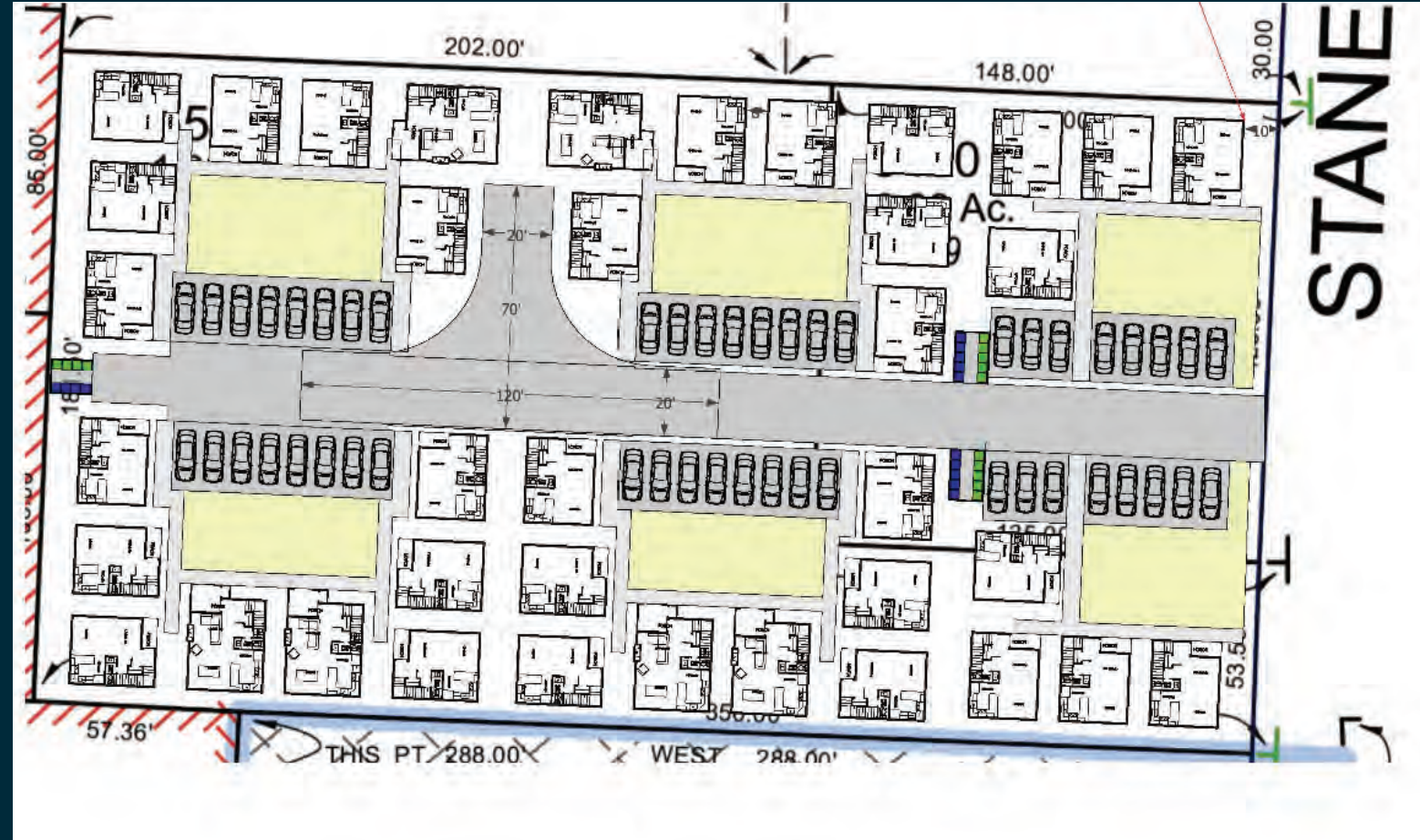
Middle Housing Projects

- 10271 SE 40th Ave (First Middle Housing Project)
- 6-Units Cottage Cluster
- In Building Review



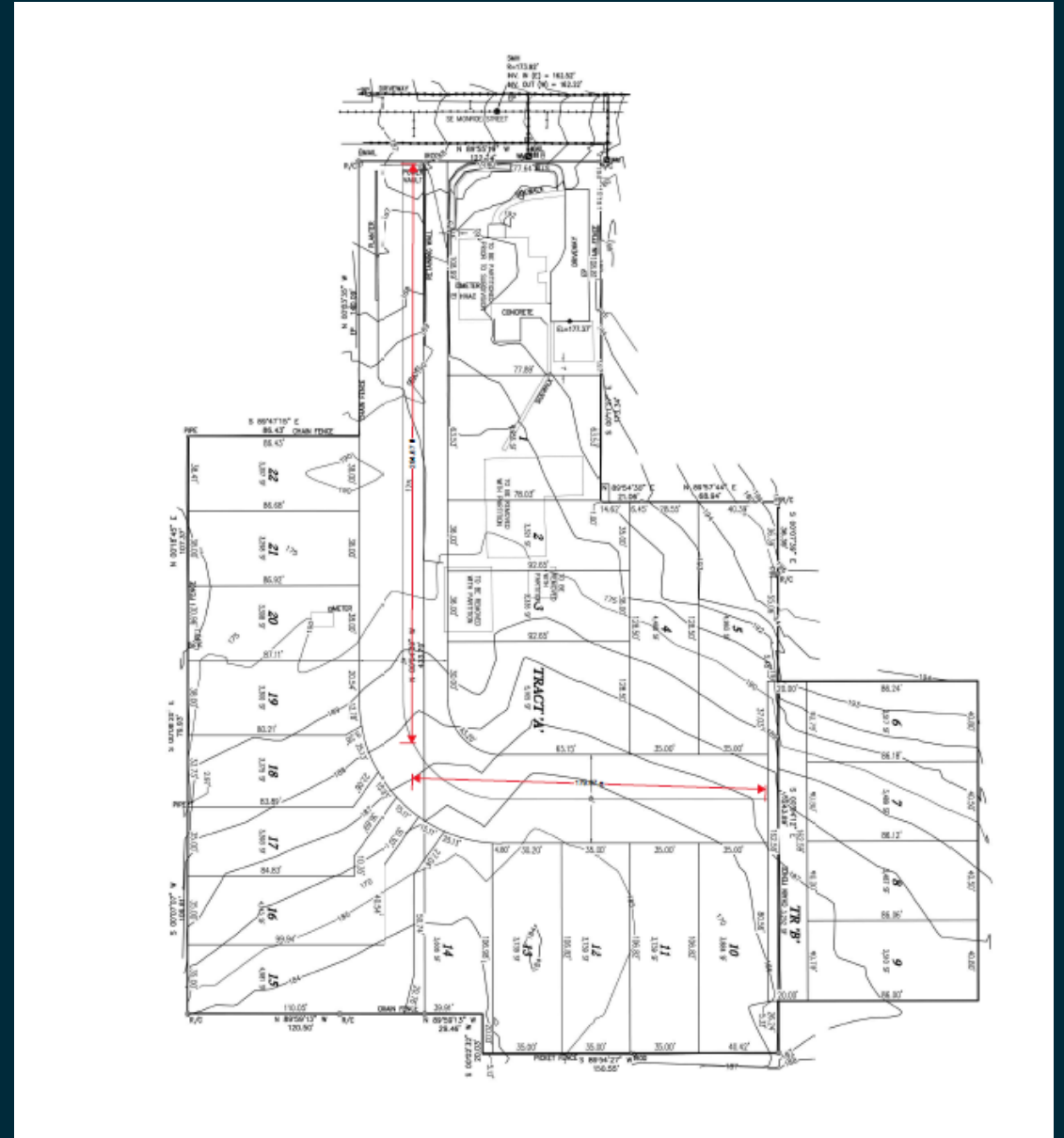
Middle Housing Projects

- 11909 SE Stanley
- 38-Units Cottage Cluster
- **Pre-App Only**



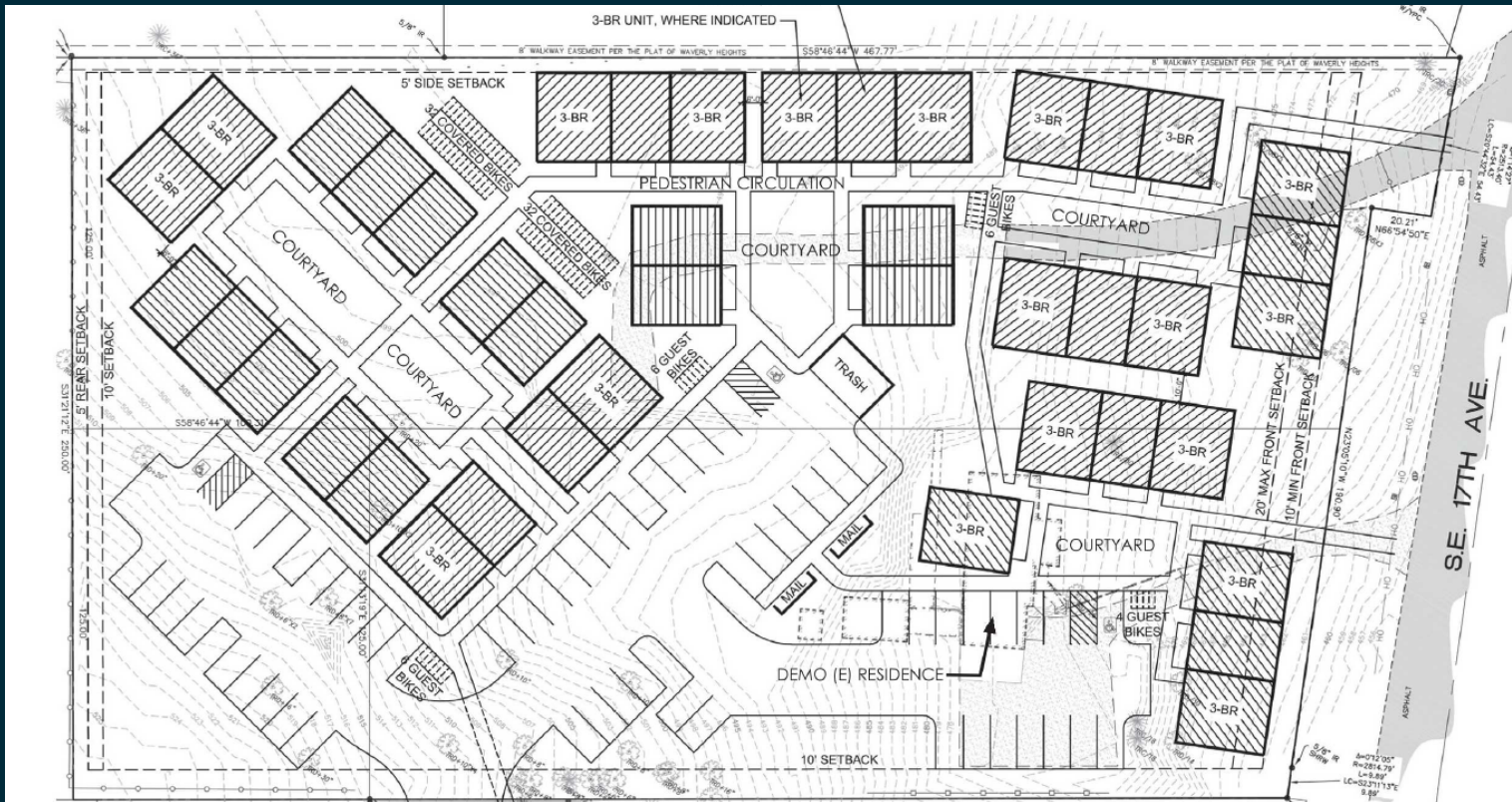
Middle Housing Projects

- 5606 SE Monroe Street
- 22-Lot Subdivision (Fourplexes)
- 88 Total Units
- **Pre-App Only**



Middle Housing Projects

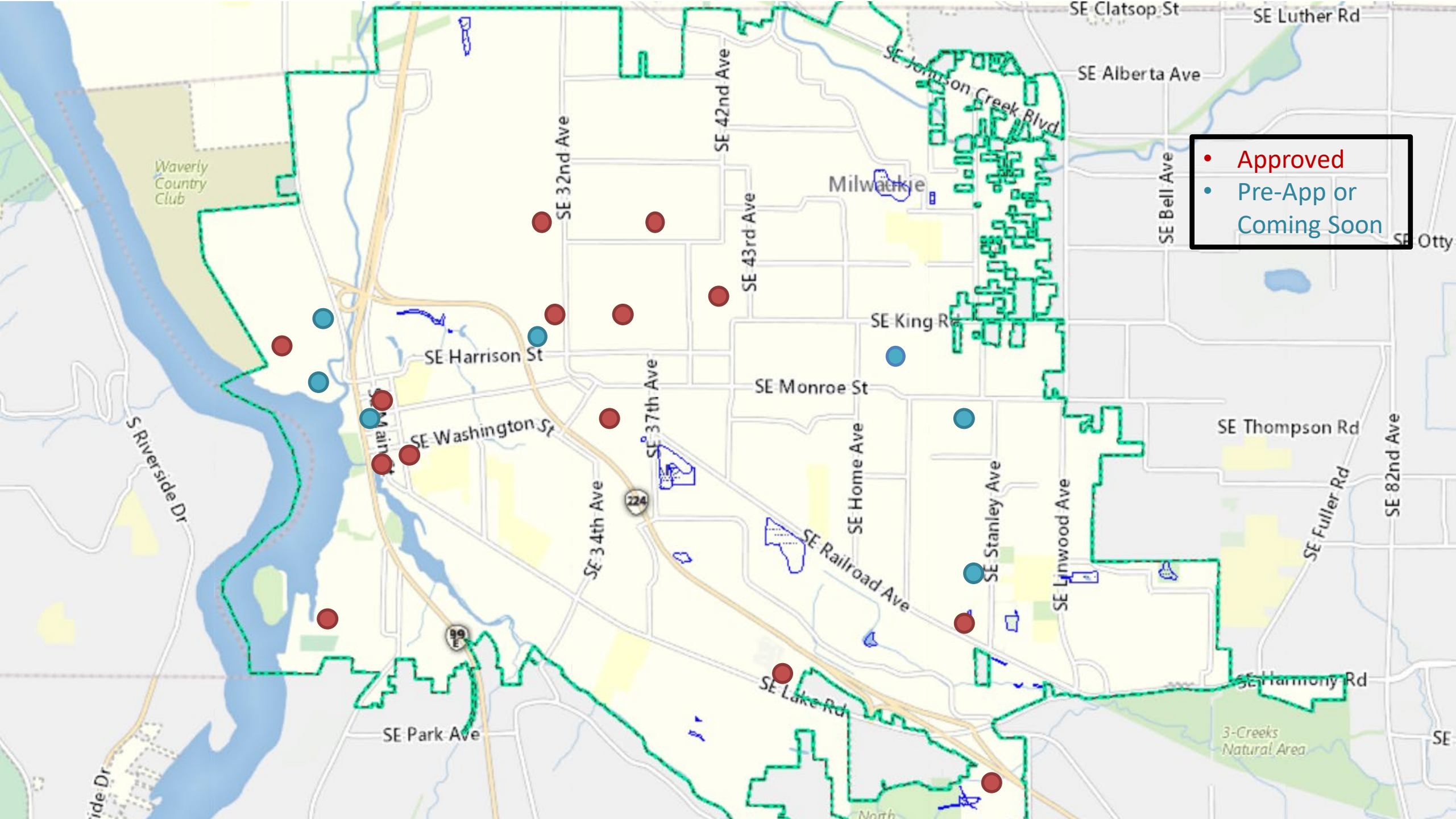
- 9815/9833 SE 17th Ave
- 42-Unit Cottage Cluster
- **Pre-App Only; TIS in process**



Murphy Site

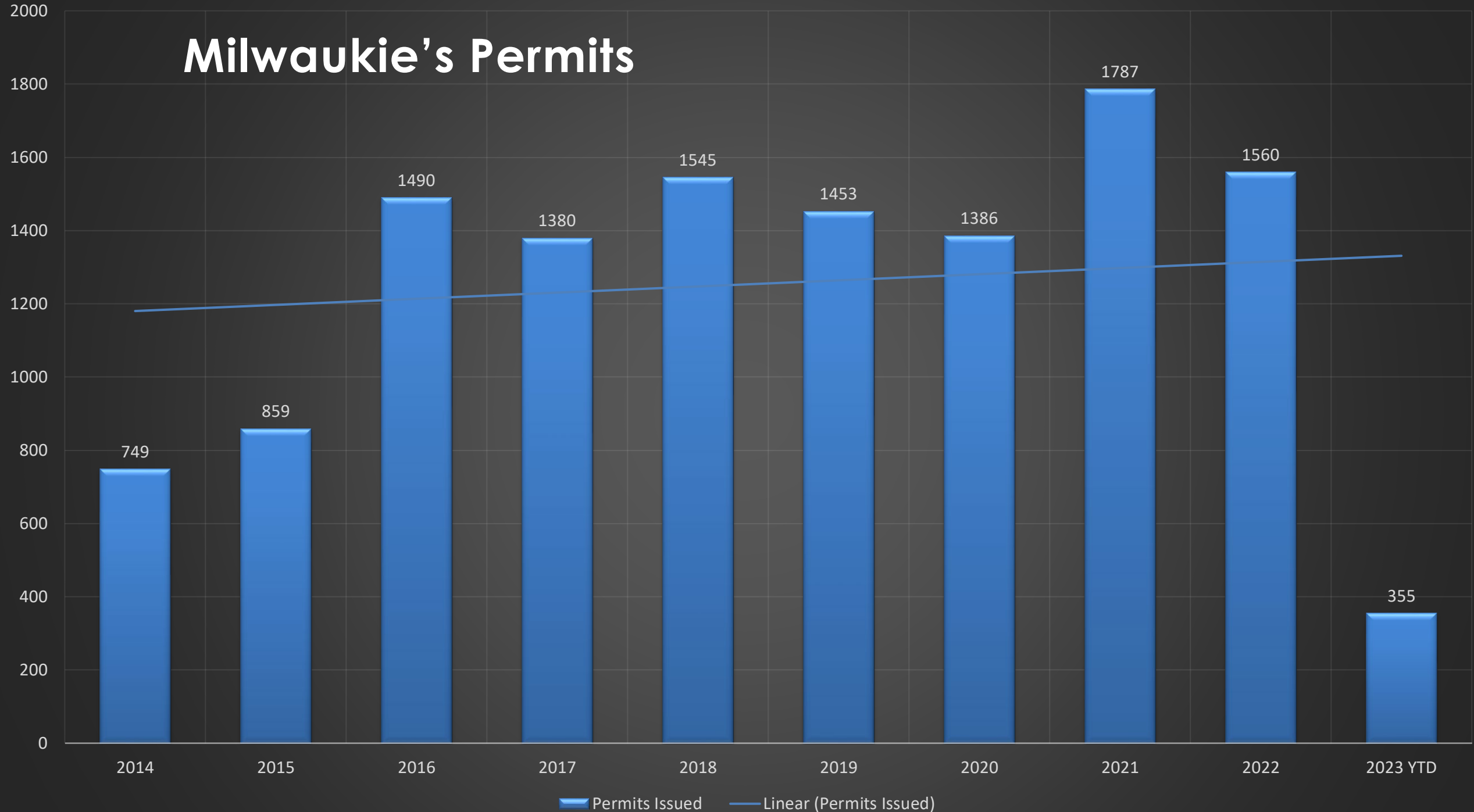
- Opportunity Site
- No Movement
- Lots of Conceptual Work
- Few Large Lots Left in Milwaukie



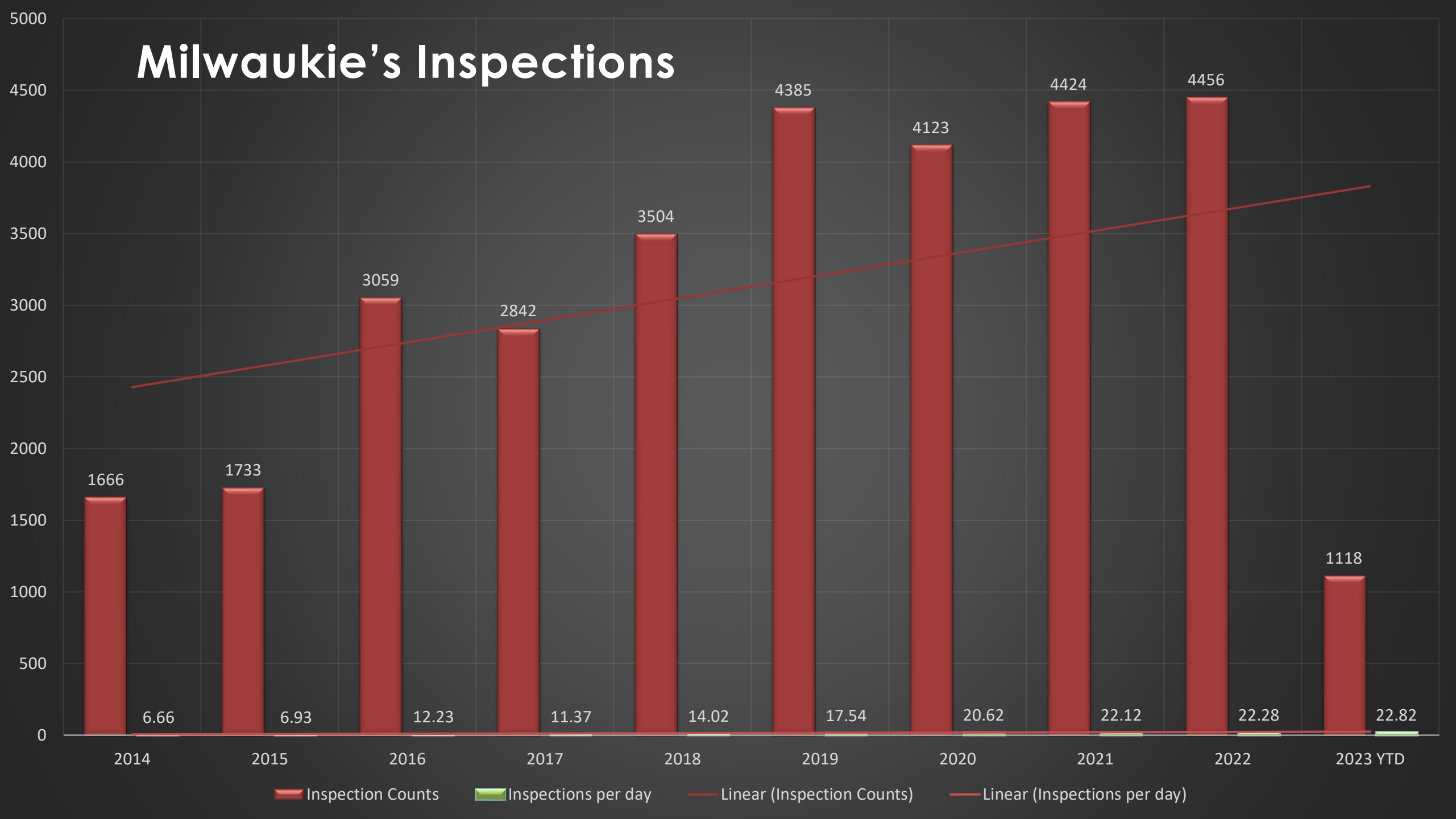


- Approved
- Pre-App or Coming Soon

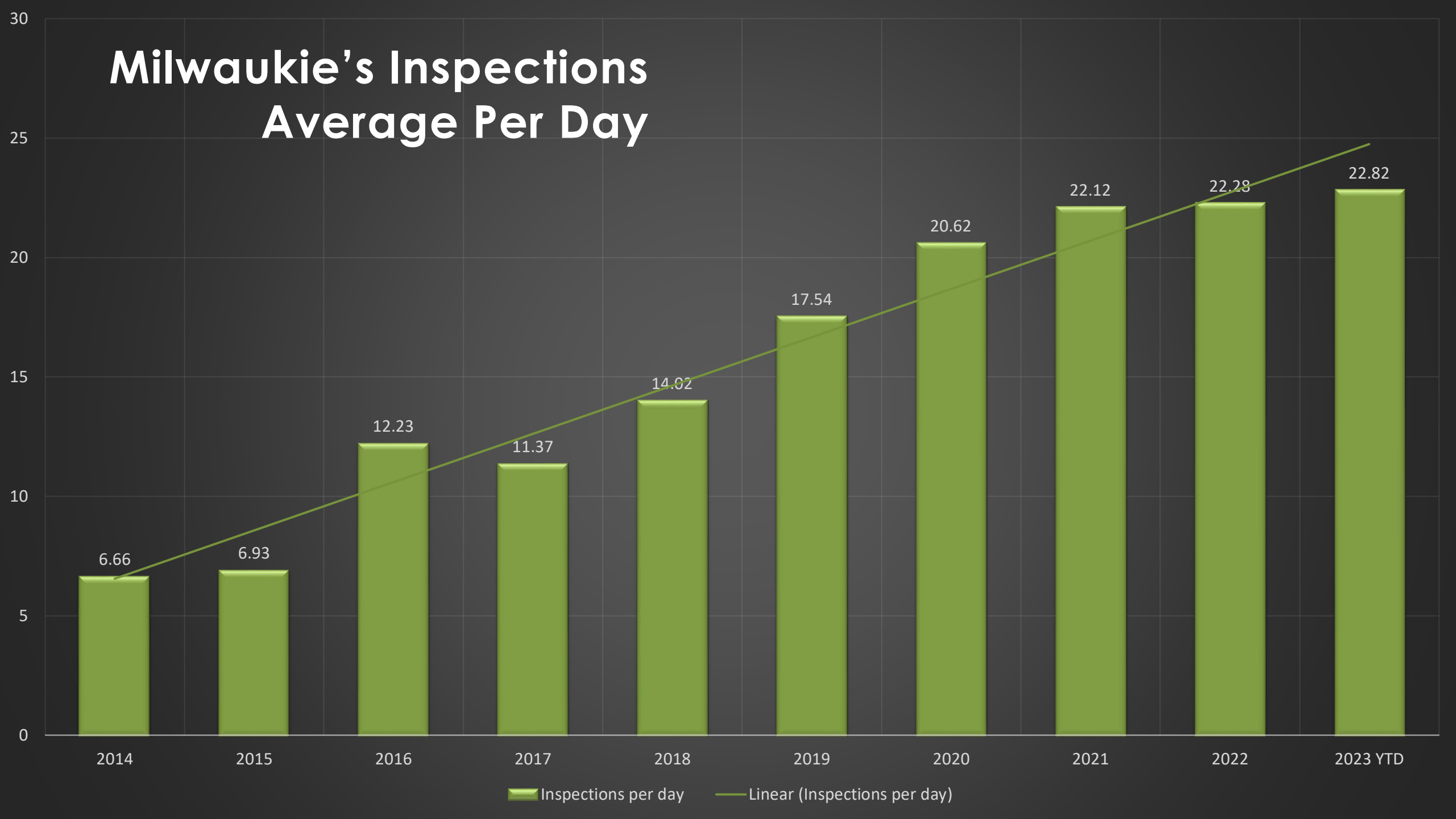
Milwaukie's Permits



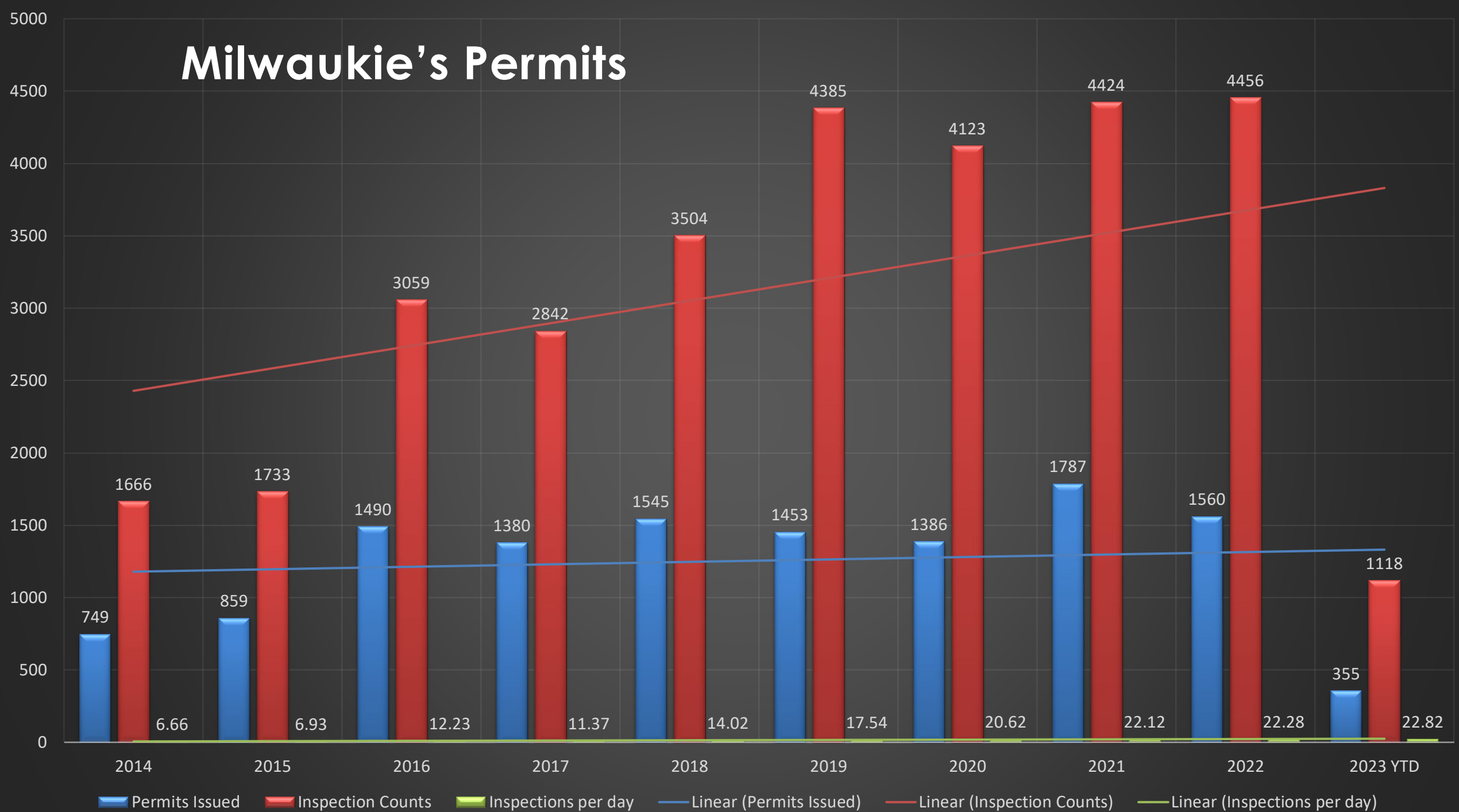
Milwaukie's Inspections



Milwaukie's Inspections Average Per Day



Milwaukie's Permits



State Housing Push

- 2023 - Housing Bill Bonanza!
- Reducing Real and Perceived Barriers for Housing Construction
- The Housing Push from the State-Level is Not Going Anywhere
- Unless there is a Significant Economic Downturn, Development Should Continue



**QUESTIONS OR
COMMENTS?**

