



COHO POINT AT KELLOGG CREEK

FEBRUARY 21, 2023



**BLACKROCK DEVELOPMENT
& REAL ESTATE, LLC**

JONES ARCHITECTURE



2017
SELECTION PROCESS

SPRING 2019
COMMUNITY OPEN HOUSE,
DLC PRESENTATION

WINTER 2019
NDA MEETING,
SOUTH DOWNTOWN PLAZA
GRAND OPENING

12.14.2020
NDA MEETING

07/22/2021
LAND USE APPLICATION
DEEMED COMPLETE

09.07.2021
DLC HEARING

CURRENT
CLOMR APPLICATION
DUE DILIGENCE

2019
SCHEMATIC DESIGN

SPRING 2019
CITY COUNCIL MEETING

JANUARY 2021
LAND USE SUBMITTAL

SEPTEMBER 2021
DESIGN COMMISSION







MAIN/WASHINGTON STREET PERSPECTIVE

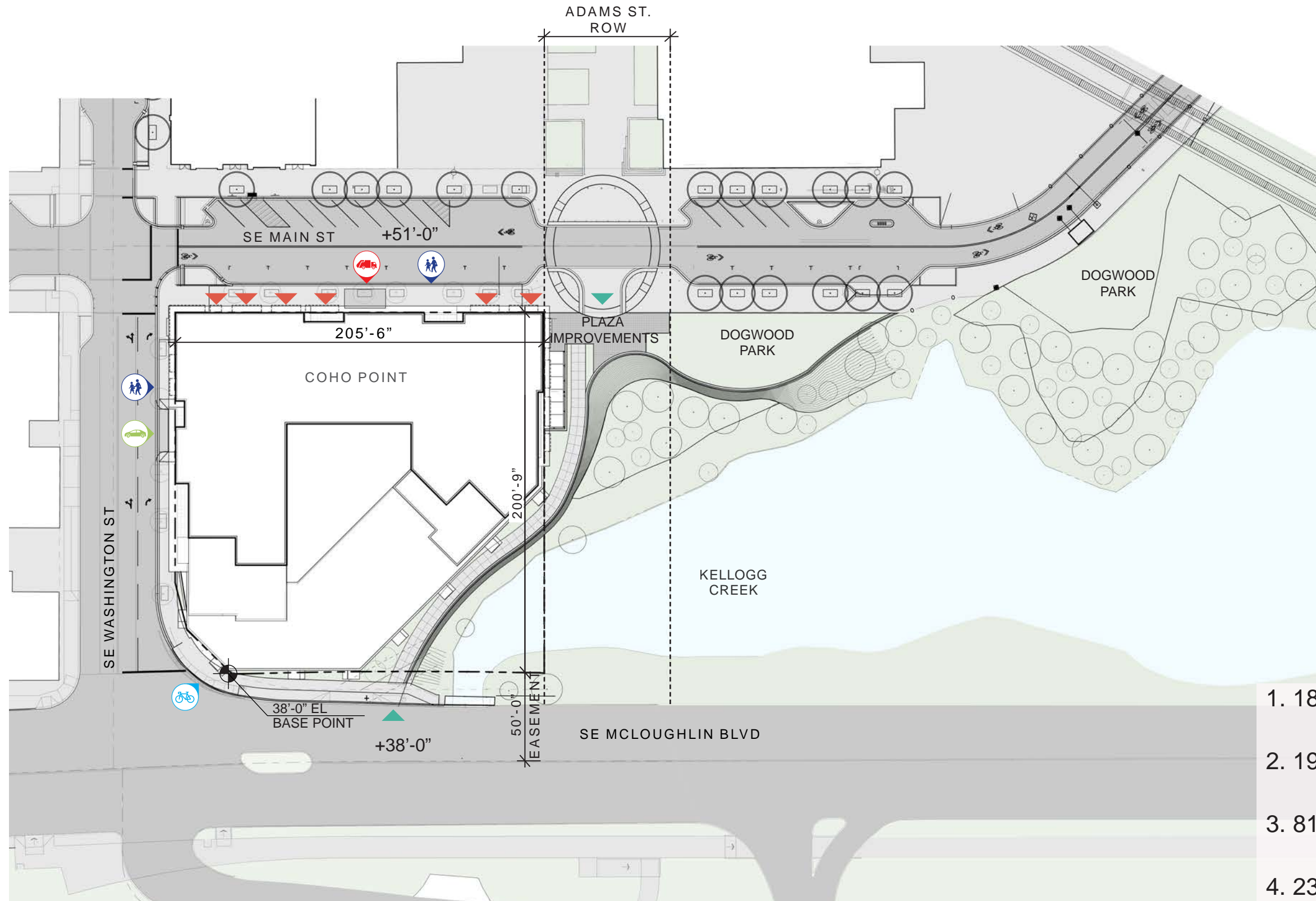


- 1. MIXED USE MULTI-FAMILY PROJECT
- 2. RETAIL/RESTAURANTS ON MAIN ST.
- 3. ADAMS ST R.O.W IMPROVEMENTS
- 4. CONNECTION TO DOGWOOD PARK
- 5. PEDESTRIAN PATH CONNECTION
- 6. PARKING UNDER STRUCTURE
- 7. PROXIMITY TO PUBLIC TRANSIT

OVERALL SITE PLAN

DRAWING KEY

-  Building Entry
-  Garage Access
-  Bike Room Access
-  Garbage / Recycling
-  Retail Entry
-  Plaza/Pathway Entry



1. 185,565 SF
2. 195 APARTMENT UNITS
3. 81 SUBTERRANEAN PARKING STALLS
4. 237 BICYCLE SPACES
5. BIKE PATH CONNECTION

BUILDING SITE PLAN



MAIN ST/WASHINGTON ST RENDERING



MAIN STREET ELEVATION



WASHINGTON STREET ELEVATION



PLAN AREA LEGEND

- COMMON AREAS AND CIRC.
- RESIDENTIAL PROGRAM
- UTILITY

PARKING SUMMARY

81 PARKING STALLS

BICYCLE PARKING

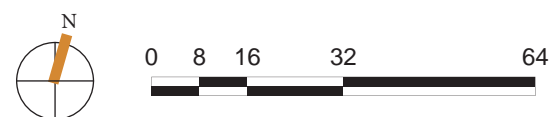
98 SPACES

SHARED PARKING AGREEMENT

PUBLIC USE OF 40 PARKING SPACES FOR WEEKDAY DAYTIME PARKING

TRANSPORTATION DEMAND PROGRAM

IMPLEMENT A MORE COMPREHENSIVE PARKING MANAGEMENT PLAN TO ADDRESS THE LIMITED PROVIDED PARKING SPACES AVAILABLE ON SITE





PLAN AREA LEGEND

- RETAIL
- HOUSING
- COMMON AREAS AND CIRC.
- RESIDENTIAL PROGRAM
- UTILITY

AREA SUMMARY

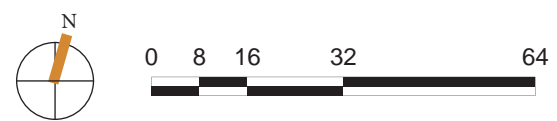
- GROSS BUILDING AREA: 34,077 SF
- RETAIL: 6,833 SF
 - HOUSING: 16,334 SF
 - COMMON AREA: 2,235 SF
 - RESIDENTIAL PROGRAM: 4,191 SF
 - UTILITY: 4,484 SF

BICYCLE PARKING

- 46 SPACES
- 3 PUBLIC SPACES

AFFORDABLE HOUSING

- 23 UNITS OR
- 10% OF TOTAL DWELLING UNITS



GROUND STORY SITE PLAN



FOURTH STORY FLOOR PLAN



SECOND STORY FLOOR PLAN



THIRD STORY FLOOR PLAN

PLAN AREA LEGEND

- HOUSING
- COMMON AREAS AND CIRC.
- UTILITY

SECOND STORY AREA SUMMARY

- GROSS BUILDING AREA: 30,062 SF
- HOUSING: 26,593 SF
- COMMON AREA: 3,071 SF
- UTILITY: 398 SF

BICYCLE PARKING

18 SPACES

THIRD STORY AREA SUMMARY

- GROSS BUILDING AREA: 30,967 SF
- HOUSING: 26,593 SF
- COMMON AREA: 3,976 SF
- UTILITY: 398 SF

BICYCLE PARKING

18 SPACES

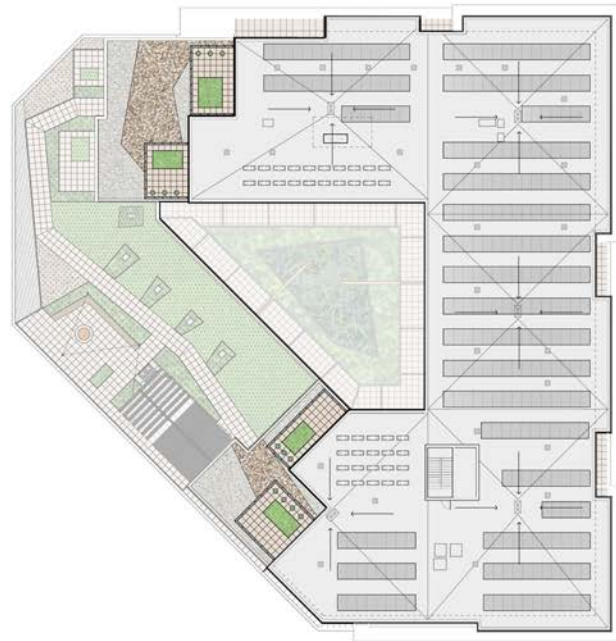
FOURTH STORY AREA SUMMARY

- GROSS BUILDING AREA: 30,967 SF
- HOUSING: 26,593 SF
- COMMON AREA: 3,976 SF
- UTILITY: 398 SF

BICYCLE PARKING

18 SPACES





ROOF PLAN



FIFTH STORY FLOOR PLAN



SIXTH STORY FLOOR PLAN

PLAN AREA LEGEND

- HOUSING
- COMMON AREAS AND CIRC.
- RESIDENTIAL PROGRAM
- UTILITY

FIFTH STORY AREA SUMMARY

- GROSS BUILDING AREA: 22,812 SF
- HOUSING: 17,798 SF
- COMMON AREA: 3074 SF
- RESIDENTIAL PROGRAM: 1,542 SF

BICYCLE PARKING

18 SPACES

SIXTH STORY AREA SUMMARY

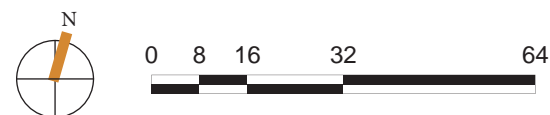
- GROSS BUILDING AREA: 19,290 SF
- HOUSING: 16,334 SF
- COMMON AREA: 2,558 SF
- UTILITY: 398 SF

BICYCLE PARKING

18 SPACES

ROOF-TOP SUMMARY

- PV SOLAR ARRAYS
- CONDENSING UNITS
- RTU'S





PARK PERSPECTIVE

FEMA APPLICATION PROCESS

- **09/29/2021** CITY OF MILWAUKIE ISSUED NOTICE OF APPROVAL FOR LAND USE ENTITLEMENTS.
- **06/20/22** APPLICANT SUBMITTED A PARTIAL APPLICATION OF THE CLOMR-F TO THE CITY TO BEGIN THEIR REVIEW.
- **08/04/22** APPLICANT SUBMITTED COMPLETE CLOMR-F APPLICATION TO THE CITY.
- **10/21/22** CITY OF MILWAUKIE DETERMINED A FULL CLOMR APPLICATION WILL BE REQUIRED FOR THE PROJECT SITE.
- **02/24/23** APPLICANT TO SUBMIT UPDATED CLOMR APPLICATION TO THE CITY FOR APPROVAL AND SIGNED COMMUNITY ACKNOWLEDGEMENT.
- CLOMR APPROVAL FROM FEMA, INCLUDING CITY IDENTIFYING LAND FOR BALANCED CUT AND FILL TO OFFSET WETLANDS TO BE FILLED ON THE DEVELOPMENT SITE.
- DRAFT EASEMENTS AND LOCATIONS FOR THE BALANCED CUT AND FILL NEED TO BE PROVIDED BY THE CITY.

DUE DILIGENCE ACTIVITIES

- AFFORDABILITY COVENANT - DEVELOPER COMMENTS PROVIDED TO CITY'S DRAFT.
- MEMORANDUM OF UNDERSTANDING FOR FARMERS MARKET AND EVENTS - DEVELOPER TO PROVIDE COMMENTS.
- PARKING AGREEMENT FOR USE OF PUBLIC PARKING SPACES - DEVELOPER TO PROVIDE COMMENTS TO CITY'S TERM SHEET.
- PARTIES TO AGREE ON FOLLOWING RELATED AGREEMENTS: AFFORDABILITY COVENANT, MOU FOR EVENTS AND PARKING AGREEMENT.
- DEVELOPER APPLIED FOR THE VERTICAL HOUSING DEVELOPMENT BONUS.
- A FAVORABLE BOLI DETERMINATION WAS ISSUED FOR THE PROJECT.

EXTENSION REQUESTS

- DUE DILIGENCE EXTENSION REQUEST: **MARCH 31, 2024.**
- LAND USE APPROVAL EXTENSION REQUEST: **OCTOBER 2024** (12-MONTH EXTENSION)

- **FEBRUARY 2023** APPLICANT TO SUBMIT UPDATED CLOMR APPLICATION TO THE CITY FOR APPROVAL AND SIGNED COMMUNITY ACKNOWLEDGEMENT
- **MARCH 2023** CLOMR APPLICATION SUBMITTED TO FEMA
- **MAY 2023** ANTICIPATED PRELIMINARY REVIEW FEEDBACK PROVIDED BY FEMA
- **SEPTEMBER 2023** ANTICIPATED CLOMR APPLICATION APPROVED
- **MAY 2023** APPLICANT RESUMES DESIGN DOCUMENTS AFTER PRELIMINARY POSITIVE FEEDBACK IS RECEIVED BY FEMA
- **DECEMBER 2023** APPLICANT SUBMITS BUILDING PERMIT APPLICATION (AT 75% CD SET)
- **MARCH 2024** CITY ISSUES APPROVED BUILDING PERMIT
- **MARCH 2024** START OF CONSTRUCTION
- **AUGUST 2026** OCCUPANCY OF BUILDING

