



LEWELLING NDA MINUTES

October 11, 2023

Hybrid Meeting at Kairos Church of Christ and via Zoom

Attending: Chair Camden McKone; Vice-Chair Stephan Lashbrook; Secretary Lisa Lashbrook; Treasurer Howie Oakes; Dave Stratton; Nick D'Alonzo; Tony Campos; Philip Stose; Maitri Dirmeyer

Attending via Zoom: Ellen Campos; Mattie Dulka

Guests: Police Captain Tony Cereghino; Consultant Marcy McInelly (Urbsworks); Associate Planner Adam Heroux

Camden opened the meeting and welcomed everyone. Introductions were completed.

Captain Cereghino briefly reported on recent recruitment activity by the Department, with three new officers having been sworn in and a total of six officers in different stages of training. He talked about recent traffic enforcement, which is expected to increase in November. The Captain reported on recent retail theft enforcement, adding that there will be more focus on Safeway in the near future.

Adam Heroux and Marcy McInelly made a presentation about the various neighborhood hubs planned for different locations in Milwaukie. Only one location has been selected in Lewelling and that is east of Ball-Michel Park. For potential hub locations that are already zoned for commercial or mixed uses, some changes to zoning language may be needed. In cases where hub locations are zoned only for residential use, rezoning may be needed. The Lewelling site is zoned residential, and the owner apparently intends to develop the site residentially, so hub potential is very limited in the foreseeable future.

Mr. Heroux talked about the importance of coordinating hub development with needed transportation improvements, to assure adequate access for all modes of transportation. He added that Planning staff and consultants are still refining



hub locations and standards. There are apparently churches wanting to incorporate some commercial uses and residential sites hoping to expand “home occupation” uses. Mr. Heroux encouraged everyone to go to the City’s website for more information and take an active part in the hub process as it goes forward.

In response to a question, Mr. Heroux indicated that the City has no budget to acquire properties in order to promote hub development. He said that the City does have Construction Excise Tax (CET) funds that may be used to assist hub developers.

Stephan reported on PSAC activities, noting that he attended the last meeting via Zoom, but Philip Stose attended as a guest and made a presentation about the Lewelling Safe Routes to School Plan. Philip answered a number of questions, emphasizing the importance of PSAC and the City Council taking action by early 2024 to apply for grant funds to complete safety improvements near the school. City Engineer Jen Garbely told PSAC that her team will have to move quickly to add Safe Routes projects to their work plan.

Nick said he was disappointed and angry that the final Safe Routes Plan for Lewelling included only \$2.1 million for improvements, in spite of the fact that we have been told that there is likely to be \$4 million available. Stephan suggested that the NDA focus on a political solution, if the additional funding becomes available.

Howie reported that the NDA checking account now has \$3,538.

Howie said that Great American Video had agreed to provide 30 gallons of hot chocolate for the Solstice event, obviating the need for the new equipment authorized for purchase at the September NDA meeting. After some discussion it was agreed that Howie should still have the flexibility to acquire what is needed for the event. He said he would do more research and report back.



Howie moved, Tony seconded to approve the amended June minutes and the draft September minutes. Motion passed without dissent.

Tony moved, Philip seconded, to adjourn the meeting. Motion passed.

Camden adjourned the meeting at 8:17 p.m.

The next regular NDA meeting is scheduled for November 8, 2023, at Kairos United Church of Christ.