

Riverfront Board Minutes

6/16/03

Members present: Green, Verbout, Klein, Martin, Stacey, Wall

Absent: Loaiza

Visitors: Jeff King, Program Services Coordinator – City of Milwaukie

Minutes approves as written – 5-0 (Wall not present)

Peake Development Update

Jeff King described the selection process used to select Peake Development as the developer for the old Safeway site. The final selection was made from four qualified firms. He noted that the selection team used a set of 10 goals for the project to guide their selection. The City has hired an architecture firm (Myhers Group) to assist with the design phase of this project. He said Peake Development would be both the contractor for the project as well as the property management firm.

The project would include retail and commercial space on the lower level, rental apartments on the 2nd and 3rd floors and condos on the fourth floor. Jeff said that there would be a design charrette in August. He expected the proposed project to the Planning Commission in December or January. He expects to begin construction in March of 2004. The apartments in the project would go for about \$550-700/month. And the condos would be in the \$90-100,000 range.

Regarding access to the development, Jeff said that there would be no vehicle access to the building from Main street – but pedestrian access would be included. Vehicle access would be from 21st only but 21st would not become a through street due to restrictions placed on Scott Park and the Library property. The project would include about 166 parking spaces.

Members made the following comments:

- It would be nice if it was not just a box type construction. It should reflect the City's existing architecture
- It needs more open space or at least a path that goes around it.
- It would be great if this development were connected in some way to the trails and open spaces that surround it. (Spring Creek and the pond in back of the Library, Trolley Trail on riverfront, and the Three Bridges project north of the Industrial area)

- The Downtown plan, as visualized by Crandall and Arambula, had an anchor near the north end of town and other smaller retail throughout the town. If small retail is going to be in this new development where will the anchor be?
- The rendering looks kind of like a "gothic resort"....
- The proposed architecture doesn't seem very "homey"
- Can they have windows that open so it doesn't look so "commercial"?
- Any hope of integrating a water feature - like running the creek through it?
- Make this project "part of the city" rather than a stand alone, selfish project
- What is the square footage of the condos - Gary Klein warns that condos of too small a size can be hard to finance
- Verbout was concerned that the proposed project is very different from what was envisioned in the downtown plan
- Dave asked how we could try to connect this development with the Riverfront?

Jeff said that more work on the design would take place in July, August and September and that he would keep the group apprised of opportunities to provide input.

Riverfront Flier

Herrigel asked the board to review a draft of a riverfront flier she planned to use for the Centennial Festival. The group suggested she print the flier on heavier paper.

Other

The group agreed that they would like to have a presentation on the Trolley Trail at their next meeting.

The next meeting was set for August 4 at 6 pm.

A motion to adjourn was approved 6-0.