

**ARDENWALD-JOHNSON CREEK  
NEIGHBORHOOD DISTRICT ASSOCIATION  
REGULAR MEETING MINUTES  
MONDAY, APRIL 22ND, 2019**

**THE NEXT MEETING IS MAY 20TH DUE TO THE HOLIDAY!**

**Meeting Location: Milwaukie Café, 9401 SE 32nd Ave, 6:30 P.M.**  
**Chairman: Matt Rinker, (971) 336-8663, MattRinker@hotmail.com**

**Attendance:** Matt Rinker, Erin Jansen, Travis Tomlinson, Lisa Gunion-Rinker, Christina Harris, Travis Holle-Berry, Elvis Clark, Rita Lynn, Mel Adams, Jesse Henry, Marc Wyzykowski, Abigail Ball, Bob Harrison, Luke Johnson, Leila Aman.

**Introductions and Call to Order (6:30)**

**Police Report:** Officer Johnson: Officer Duke is doing well in his recovery! Chief Straight was sworn in about a week ago and is doing well, but busy week after the shooting. They intend to add a new traffic cop once 3 new recruits complete their academy training in Portland. The traffic diverter is being driven around, and the cops are being very vigilant about ticketing that, but drivers are also driving down Linwood at too high of a speed, police are aware and going to be ticketing/monitoring that as well.

**Kiwanis Club Update (Mel Adams)** As discussed, he helped establish a Kiwanis club, which is a loud boisterous and foolish club, established a 100 years ago as a networking club, but it's been changed to a community service club. The biggest club is 500 members in Birmingham, the membership here is about 18 members, but they are looking to increase membership to at least 40 members. Meeting every 3rd Wednesday at Rose City Coffee in Sellwood – everyone is invited! Kiwanas support high school Key club, and Linwood wants to start a Builder's club, which needs more Kiwanis to help support. Their main charity they support is Doernbecher research center. A great way to give back to the community and make friends, hoping for diverse membership!

**Macfarland Site Project (Marc Wyzykowski and Jessie Henry)** Johnson Development Associates (JDA) are developing the Macfarland Site Project on Monroe St and SE 37th—the green area behind Milwaukie Marketplace. JDA is a privately owned company that focuses on multifamily development, based in South Carolina, company is known for building high quality apartments and working with specific communities, most recently in Seattle near Pike Place. Current site has needed a lot of clean up, project has been identified as an integral part of the long term vision for Milwaukie and specifically the Central Milwaukie area, recently re-zoned to general mixed use (GMU), which allows for 25-50 residential units and commercial uses, including live/work, they intend to build somewhere in the middle of that. They intend to house approximately 300 people. No current plans for any affordable housing allotments. The site is intended as a transition between commercial use at the Marketplace and the Apartment/residential area.

The lot is a total of 7.2 acres and there will be 5 residential buildings and one club house, 9 live/work areas (office spaces) with parking. The 3 buildings on Monroe street and the one on 37th will be 3 stories tall, and one in the middle will be 5 stories tall. They will be putting in a pedestrian/bike path along the railroad. Retention pond to allow the geese to still have a home and filter stormwater

Garages are only one story tall, but they are also working to make bike parking a priority, including possible in unit storage. Apartments will be mostly 1-2 bedrooms, based on market research. As there have been no new apartment buildings in Milwaukie since the 90s they expect these to be in demand, but will base rent off market prices, rather than establish a price point

It will be a green community, but they are not very far into the particulars, (have not discussed type of materials for ground etc.) they do have a lot of open space and intend to plant more trees than exist currently (which is only one). They are working closely with the city and land owner, and intend to hire local companies as much as possible. Estimate that units delivered in mid 2021, full completion 2022.

If anyone has any questions please feel free to contact Jesse Henry at [jhenry@johnsondevelopment.net](mailto:jhenry@johnsondevelopment.net) (206) 818-8644 or visit [www.johnsondevelopment.net/multifamily](http://www.johnsondevelopment.net/multifamily)

No vote was taken on supporting this project in its currently presented state. An agenda item will be added to the May meeting to continue a conversation on this topic.

**Farm Stand Update (Luke Johnson) At Lisacs, starting in early June,** Been working with a farmer out of Damascas (Thompson Farms, they were the first farm stand at the Milwaukie Farmers market all organic), on track to have produce ready in early June, permit application started with the city, schedule TBD, up to 3 days/week, will be updated in Milwaukie Pilot in June. Possible grant for marketing purposes but everyone should spread the word!

**Vote on Grant Application – Milwaukie Environmental Stewards Group** Asking for \$100 to produce reusable shopping bags and give away at various events before the new change to plastic bag laws. Motion to grant request and passed with one nay vote.

**Vote on Grant Application: Rowe Middle School Food for Success** Submitted by Harry Applebom for \$1000 for food and snacks for school children. Opened discussion regarding meager budget and discussing other ways to raise money including inviting them to the concert to get some attention private donations, and add a blurb about them in the Milwaukie pilot. Concern was raised over giving more money to shopping bags than children's hunger. Other groups that often ask for money are the High School for grad night, police dinner, and it was agreed that we would make a list of routine requests and one-time request so we can have a better idea of the budget over the year. Also proposed creating a quarterly deadline for grant proposals to review all at once. Also proposed idea to ask the farm stand farmer if he wants to donate some food to the group/ Decided to table motion to determine budget position and number of grant applications received a year.

## 8. Committee Reports

**a. Chair:** Went to housing visionary to look at what new zoning laws make sense and what should go in the hub areas. Board elections next month! Everyone come!

**b. Vice-chair:** Not present.

**c. Secretary:** No report – glad to be here!

**d. Webmaster:** No report

**e. Treasurer:** Currently we have \$850, in July we will get \$4000 from the city, but the concert is currently costing \$4,600, possible grant will be received from Providence.

**f. Land Use:**

- At discussion for new zoning laws, very different vibes for very different parts of the city, but they are trying to increase density of city.
- Milwaukie Bay Park, last open house is this Wednesday from 6-8 at the Masonic Lodge downtown, to pick design and funding new design, which is way over budget.
- Spring Water trail is closing at 45th SE to 55th to redo the bridge from May through November.
- Take away from housing chat was increase in density and scale.
- Lisa submitted her excellent letter regarding future traffic problems to City Council generally stating that we are in support of Hillside park but to remind the city that density is greatly increasing and that all of our roads are going to fail.

**g. Southeast Uplift:** Gabby from Southeast Uplift liaison was present, she is in charge of fiscal sponsorship for reimbursements. Southeast uplift is a Non-profit neighborhood coalition supporting the neighborhoods, including land use training and cleanups. They finalized sponsorship for Balfour park, and Southeast Uplift is looking for board members at large that are not NDA members, but groups or organizations that want more representation and would be a good asset to the community

**h. Transportation:** Met with Public Works director about a road, but the entire road needs to be replaced, they are going to fill some potholes

**i. Public Safety Advisory Committee:** Report is that you see a violation at the Linwood diverter every 5 minutes, police are often parked there to ticket. Emergency management position is now staffed by a retired firefighter, reviewing a community emergency response team

**j. Membership:** No report

**k. Art:** No Report

**l. Balfour Street Park:** Plant sale rolling full steam ahead, email coming soon for volunteers.

Also, next Tideman-Johnson Park workparty will be on the first Sat. of the month. Please come to the 37th street entrance this Saturday, May 4th from 9-noon. Tools, gloves, and snacks will be provided.

**m. Ardenwald PTO:** No Report

#### **City Report Summary:**

- Rx drug turn and documents shredding event Saturday April 27th from 10-2 pm at Public Safety Building;
- May 11 & 12 Volunteers and donations encouraged for Library Plant sale at Milwaukie Floral and Garden from 9 a.m. to 5:00 p.m. both days;
- Apply for a position on a city board or committee, visit the website for more information [milwaukieoregon.gov](http://milwaukieoregon.gov)
- Exceed Earth Day Cleanup Friday April 26th 2:00-3:00 pm
- First Friday of the season Friday May 3rd 5-9 p.m.
- First Farmers Market Sunday May 5th 9:30 to 2:00 p.m.
- Ardenwald – Johnson Creek Plant Sale Sunday May 19th 10-5 p.m.
- Dogwood Dash 5k Saturday June 1st,
- Curbside Bulky Waste Disposal Saturday June 8th or Saturday June 15th – look your zone up!
- Library Booksale June 21st to June 23rd 9:00 a.m. to 4:00 p.m.

#### **Additional Items & Public Comments :**

- 20 people showed up to Earth Day clean up with almost no notice to clean up, a very successful event,
- Opening event on Saturday for Wichita park in Linwood neighborhood, 500 people turn out;
- Lots of concern over density and traffic that is coming into neighborhood -- proposed transportation committee
- New small business open on Linwood and King – an indoor skate park! Check them out in person or online at [strongerskatepark.com](http://strongerskatepark.com)

#### **March meeting minutes approved**

**Adjournment:** Adjourned 8:01 p.m.

**The next meeting is Monday, May 20th**