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Walgreens store coming to Monmouth

Story by: Craig
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Walgreens
 coming to
 Monmouth
 Coffee kiosk also
 planned for busy
 corner on 99W

MONMOUTH -- Plans are under way to bring franchises of a national pharmacy chain and an Oregon-based coffee company to Monmouth.

City officials received a site plan application last week to construct a 14,800-square foot Walgreens drug store on a large lot between Main and Jackson streets along Highway 99W.

Two homes just east of the vacant lot off Main Street have been purchased and will be cleared to make room for the project, which also will have a Dutch Bros. Coffee kiosk on the same property.

The proposal is being handled by Benson Sainsbury of BPS Development Group in Pasadena, Calif. and Joe Lawless, who owns a Dutch Bros. stand in Dallas.

Developers still have to go through the site design review process and apply for a rezoning of the lots on the southern end of the block facing Main Street before the project can move forward, said Community Development Director Martha Wiebe.

Pending approval, Sainsbury said he hopes to break ground on the complex by June. The project has been in the planning stages since early last year, Sainsbury said.

"This is probably the most important in Monmouth," he said. "Two major highways intersect there and it's the entrance to the downtown and (Western Oregon University).

"I think it will bring a real presence to the city."

A typical Walgreens store employs between 25 and 30 people, according to a spokesman at the company's national headquarters in Illinois.

In February 2004, Lawless acquired three lots between Main

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and Jackson streets, two facing 99W, with the intent of building a Dutch Bros. coffee stand.

He agreed to deal a portion of his property to Sainsbury, who then purchased the two homes facing Main Street at the east end of the block.

The site plan application shows a Walgreens store on space occupied by the two homes. A 377-square foot Dutch Bros. kiosk with a double drive-through will be on the corner nearest 99W and Jackson Street.

The complex will have entrances and exits along 99W, Jackson and High streets. Sainsbury and city officials are waiting for approval from the Oregon Department of Transportation for an ingress on Main Street as well.

"ODOT will have final say on that," Sainsbury said, adding that it was the application process for access from the two state highways that delayed planning for the complex.

The 1.47-acre property would include 77 parking spaces, far more than the 38 required by the city for a commercial property of this size. Sainsbury said the project also will feature improved sidewalks along 99W, Main and Jackson streets, landscaping and other enhancements.

"It will look like a completely new corner," he said.

Beaverton-based STOA Architects will handle the design of the Walgreens. A separate developer will construct the coffee kiosk.

Lawless said he hopes to have the coffee stand up and running by June.

Mayor Larry Dalton said he is excited at the prospect of finally seeing commercial activity at the corner of Main and 99W.

"It's been sitting there empty for 15 years," Dalton said, adding that "this is a sign that we're open for business ... it will be a nice addition to the community."

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