



INTERVIEW SUMMARY – KEY POINTS

Residential Development Standards Update Project

April 22, 2011

GENERAL NOTES

- Interview responses have been combined by theme and edited for clarity as needed. Where appropriate, individual responses have been listed.
- Comments about issues outside of the scope of this project (building codes, parking requirements, sidewalks, flag lot standards, measurements, re-zoning, increased residential density, home occupation standards, etc.) were not included in this summary, but have been recorded for future projects.

BACKGROUND

- Staff interviewed 20 volunteers during the period of February 15 – March 31, 2011. Volunteers were identified through the January – February online project survey.
- Most, but not all, interviewees were Milwaukie residents, with an average residency of 15 years and a range from 7 years to 50+ years. All interviewees were single-family dwelling homeowners.

INTERVIEWEE RESPONSES

Question: What type of dwelling do you live in, and in what neighborhood?

Individual responses included:

- Owns a small house in the Hector Campbell neighborhood.
- Longtime resident. Lives in traditional home in the Historic Milwaukie neighborhood. Not against change or development, but feels that several recent projects have degraded the quality of the neighborhood.
- Owns a home and a rental house in the Historic Milwaukie neighborhood.
- Lives in a house near North Clackamas Park, outside of Milwaukie.
- Longtime homeowner of a large lot in the Hector Campbell neighborhood.
- Owns a home in Milwaukie.
- Moved to Milwaukie 8 years ago to buy in a house in the Historic Milwaukie neighborhood.

- Longtime homeowner in the Historic Milwaukie neighborhood. Bought large lot with idea of partitioning at some point; now interested in accessory dwelling unit (ADU) as second best option.
- Lifelong resident. Owns a house in the front portion of a flag lot in the Linwood neighborhood. Concerned about poor quality homes and design in the city.
- Longtime resident. Has lived in the Llewellyn neighborhood for about 7 years.
- Owns a property in the Lake Road neighborhood that includes a home, a home occupation, a rental home, and a large shop/garage.
- Longtime resident. Owns a house in the Island Station neighborhood. Recently divided large lot to build a duplex.
- Longtime resident. Owns a small house in the Lewelling neighborhood.
- Longtime resident. Lives in a house with a detached garage in the Lake Road neighborhood. Works out of a home office in daylight basement.
- Longtime resident. Had house on Fieldcrest but yard too small for agricultural and /gardening needs. Kept it as a rental and moved to large lot in the Ardenwald neighborhood.
- Lives in a house in Happy Valley. Has built many houses in Milwaukie and Metro area.
- Lives in single-story ranch house in Milwaukie.
- Lifelong resident. Lives in a house on a large corner lot in the Lake Road neighborhood.

Question: Why do you care about this project?

Individual responses included:

- Interested in improving quality of development and growing the quality of the community.
- Interested in sustainable development.
- Interested in dividing lot in the future.
- Wants Milwaukie to maintain small town character while moving forward.
- Interested in improving value of property.
- Concerned about poor quality homes and design in the city.
- Interested in sustainability, accessory structure standards, and financial-social-environmental issues.
- Has seen the neighborhoods decline over the years.

Question: Are your housing needs being met now? What about your friends and family members? Are you worried about them being met in the future?

Generally, people felt that their current housing needs were being met and were not particularly concerned about their future housing needs or those of their families. The most common responses included:

- May want an ADU in the future to house a caretaker or family member.
- City should allow a large variety of housing types to accommodate all stages of life.
- May need to build a front door ramp to age in place.

Question: What would you like to see as an outcome of this project?

There were many areas of general agreement, including the following:

- The project should:
 - Make the community members feel they have been heard.
 - Consider environmental impact of development.
 - Minimize “red tape.”
- Development standards should:
 - Allow additional housing types in multifamily residential zones, including detached ADUs.
 - Encourage housing variety and options for people at all stages of life.
 - Consider issues of solar access, etc.
 - Protect the small town feel of the community.
 - Be clear and user-friendly.
 - Encourage sustainable and environmentally sensitive development, or, at the very least, not preclude it.
 - Protect setbacks. They are important for privacy and space.
- Design standards should:
 - Be user-friendly and easy to communicate and understand.
 - Apply to new single-family houses, additions, and garages.
 - Guide new projects to be compatible with existing development.
 - Not prohibit or deter alternative or creative development.
 - Not require a certain type of style or period design.
 - Encourage environmentally sensitive design.
 - Require the orientation of houses to the street (for “neighborliness”).

Areas of disagreement included:

- Whether design and compatibility or considerations of environmental impact should be the primary goal of the project.
- Which, if any, housing types besides detached ADUs should be allowed in multifamily zones.
- Whether setbacks should be fixed or flexible.
- Whether more or fewer accessory structures should be permitted on a lot.