

# Residential Development Standards Survey Report

March 2011



In January and February of 2011, City staff distributed a survey to gauge community opinion on the look of single-family and multifamily housing and to learn more about the community's housing needs and preferences. This document summarizes all survey responses received.

This survey is part of a comprehensive public outreach strategy that is intended to inform the policies being evaluated by the Residential Development Standards Project. This project is being led by staff, assisted by grant-funded land use and design consultants, and overseen by a citizen advisory committee. It is the first time since 1968 that the City has conducted a comprehensive review of its residential development and design policies.

The goal of this project is to update Milwaukie's site development and building design standards for single-family and multifamily housing outside of downtown.

## **Key Project Questions:**

- How can we ensure that every new residential building is a good neighbor?
- What types of housing are needed and/or desired by Milwaukie's current and future residents?
- How can we encourage, or at least not preclude, more sustainable development?

## **Survey Outreach:**

This survey was posted on the home page of the City's website and distributed at Neighborhood District Association (NDA) meetings and to the December 2010 NDA leadership meeting. Links to the survey were posted on the City's Facebook and Twitter accounts, and the Oregonian ran an article about it. This survey does not claim to be scientific.

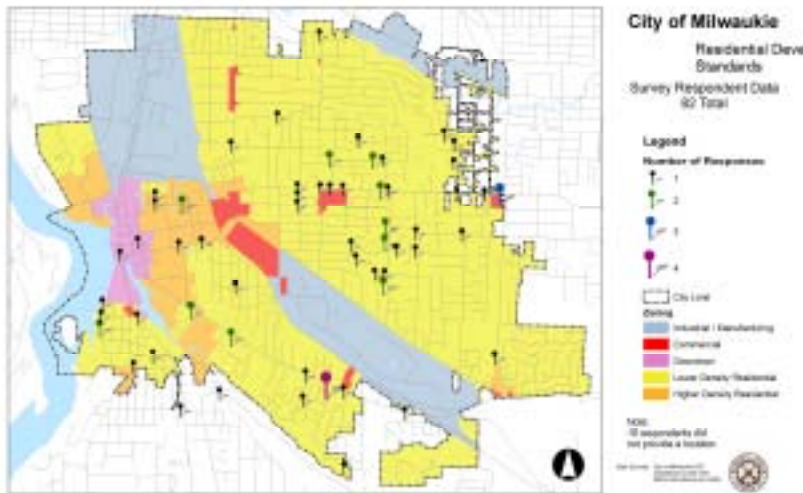
- 83 surveys were completed.
- 75% of respondents were single-family home owners.
- Average age of respondents was 51.

## **Appendices:**

- Appendix A contains a copy of the survey.
- Appendix B contains respondents' complete responses to all open-ended survey questions.

## 1-2. Respondent Locations:

Eighty of the respondents had a 97222 zip code and two had 97267 zip code. Respondents identified the nearest intersection from their property:



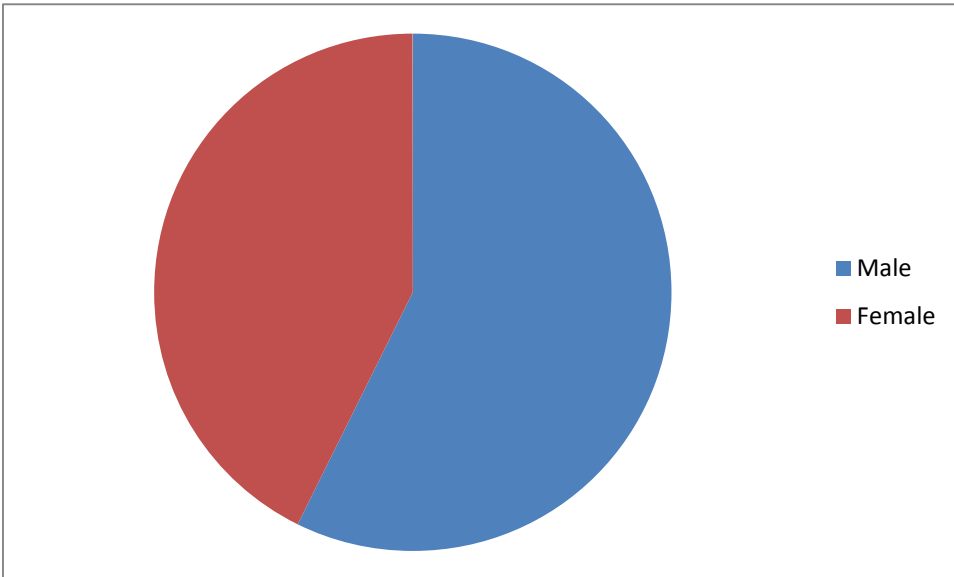
## 3. Respondent Ages:

Seventy-three people answered this question.

20-30: 4  
31-40: 9  
41-50: 17  
51-50: 27  
61-70: 11  
71+: 5

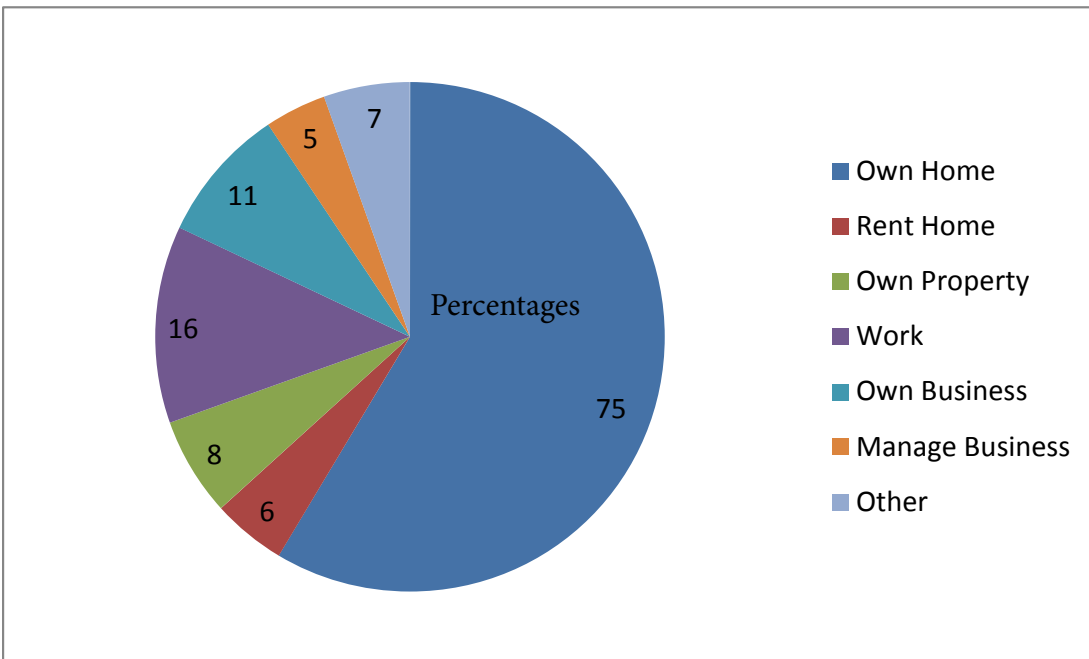
Average age=51

#### 4. Respondent Gender:

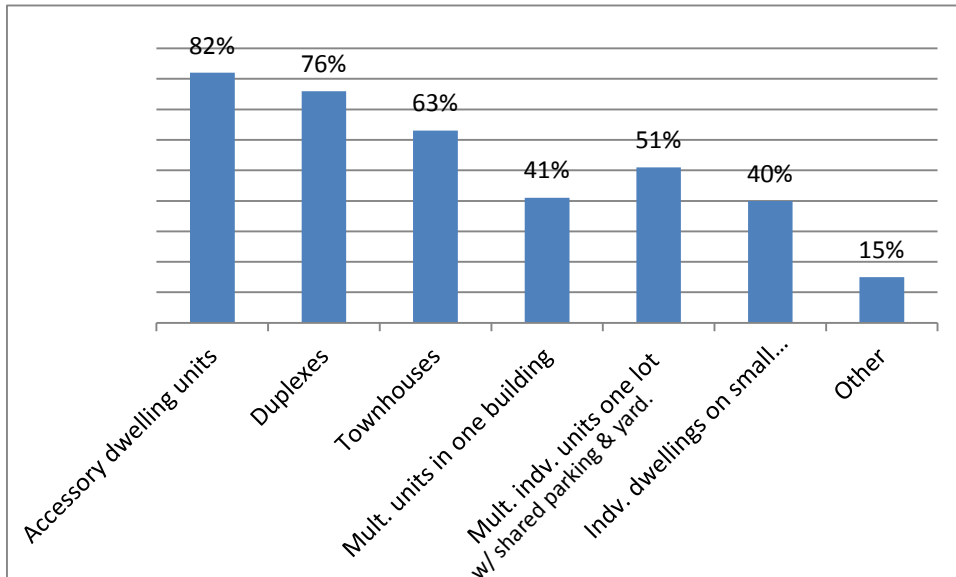


#### 5. "Tell us about yourself: Do you \_\_\_\_ in Milwaukie?"

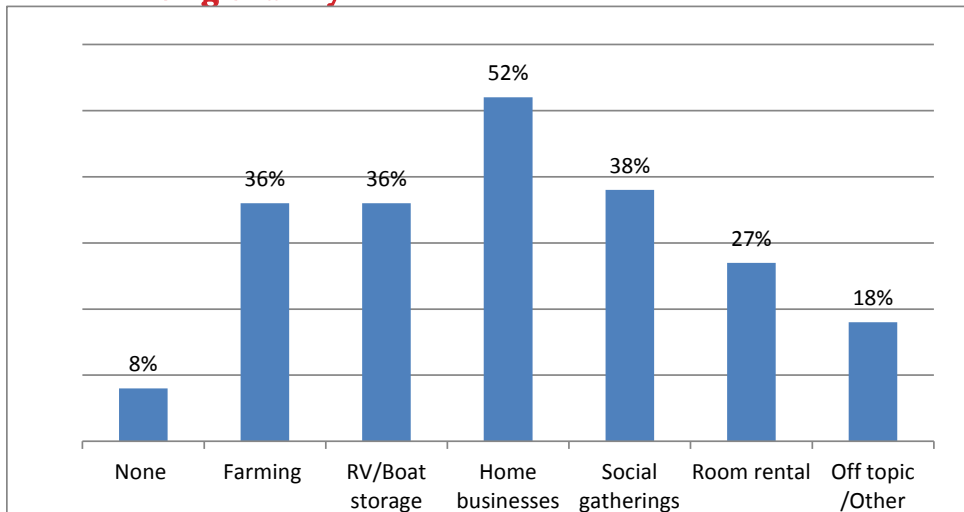
Seventy-five people answered this question.



**6. “What types of residential buildings do you think are appropriate in multifamily residential zones outside of downtown?”:**

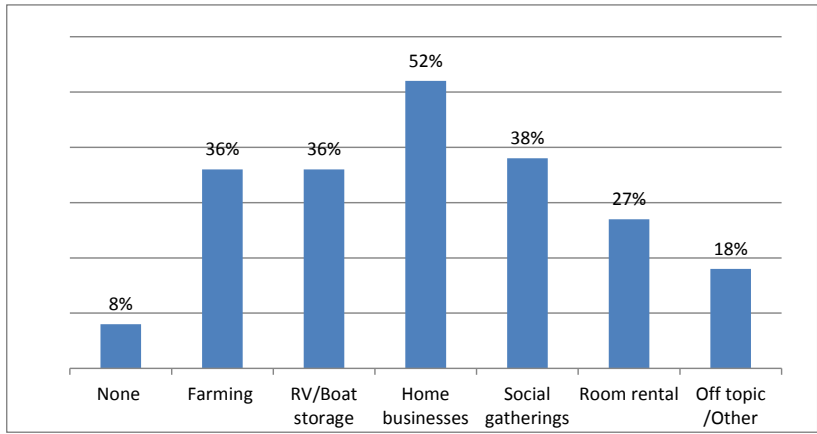


**7A: “In addition to being someone’s home, properties in residential zones may also allow other uses such as home-based businesses, regular social gatherings, farming activities, RV or boat storage, and/or garage or room rental by others. Thinking about the uses described above, or any other uses, describe what kinds of uses you think should be allowed in **single-family** residential zones?”:**

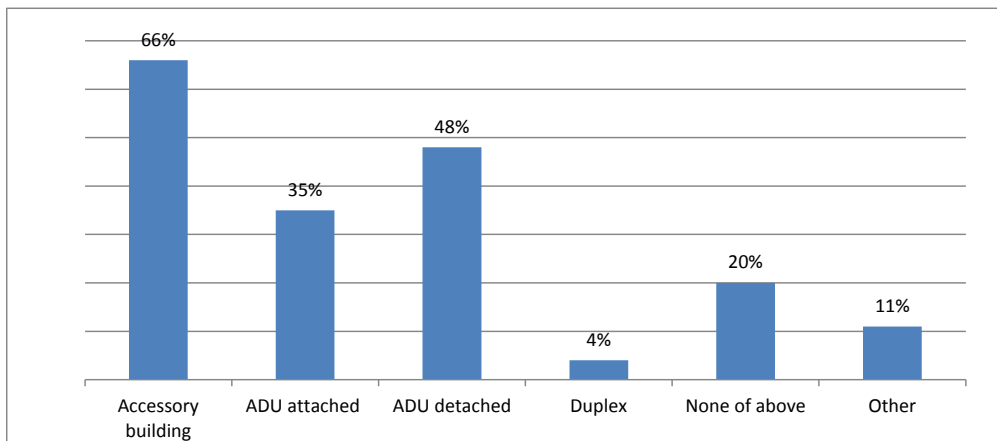


Thirteen percent of respondents indicated that all uses should be allowed. These responses were added to the other categories for the purpose of the graph and better visual understanding. Many respondents did not comment on all the given use categories. Most comments in favor of farming in residential zones were qualified with ‘as long as the farming did not create odor or spray on adjacent properties.’ Most comments in favor of home businesses and room rentals were qualified with ‘as long as low traffic impacts and adequate parking on site.’ Most comments in favor of RV and boat storage were qualified with ‘as long as they are stored on private property not on the street’. See appendix for full comments.

**7B: “In addition to being someone's home, properties in residential zones may also allow other uses such as home-based businesses, regular social gatherings, farming activities, RV or boat storage, and/or garage or room rental by others. Thinking about the uses described above, or any other uses, describe what kinds of uses you think should be allowed in **multifamily** residential zones”:**



**8. If you own residential property, have you ever thought about using your property in the following ways?**



**9. If you chose “other”, please specify:**

The following eight comments were received:

“Adding an artist studio attached to a new garage structure.”

“Allow granny flats and artist studios and chicken coops and gardens.”

“Would love to have a small business.”

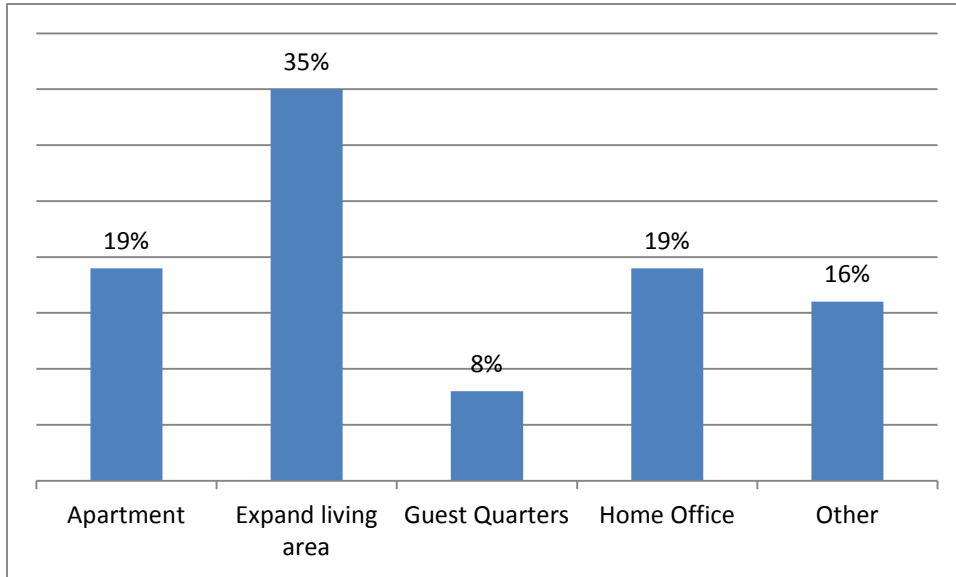
“Remove dilapidated house(s), doing a lot consolidation and rezoning to multifamily to construct 3-4 attached units consistent with properties adjacent and nearby.”

“More than one detached dwelling unit.”

“Creating a part time floral / repair / internet occupation.”

“If a detached garage already exists and needs replacement or upgrading that should be allowed.”

**9B. If you answered “None of the above” to Question #8, might there be conditions or life changes in the future that would cause you to change your answer? If “Yes,” for what use?**



Fifty percent--or five of the ten people who responded “None of the above” indicated this might change in the future.

**If chose “other” please specify:**

The following six comments were received:

“I have considered converting the space above the garage into living area for additional living and storage space.”

“For expansion of existing living area, a home office or as an auxillary living space.”

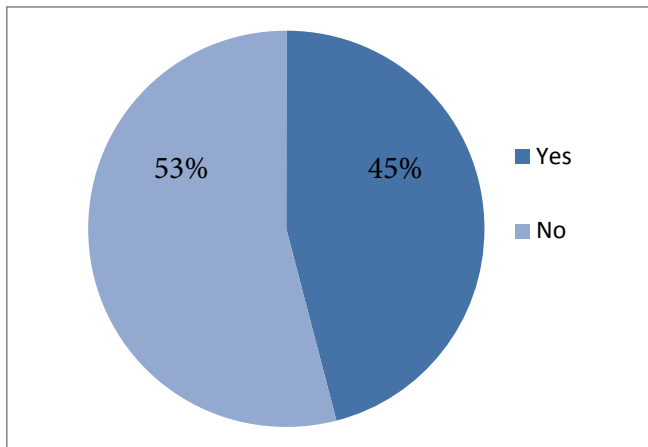
“I'd keep it as a garage, but put a pool table in it instead of my car.”

“Exercise area / Play area.”

“We built it for actual use as garage.”

“Home office/living space combined.”

**10. If you own residential property with a garage, have you ever thought about converting your garage into living area?**



**11. If you answered “No” to Question #10, might there be conditions or life changes in the future that would cause you to answer “Yes”?**

Twelve respondents--or fifteen percent--indicated “Yes” there might be conditions under which they would want to convert their garage into living space in the future.

**11B: If “Yes” please explain:**

Comments indicated that respondents might want to add living space for family members , for guest quarters or to add a home office. Twelve comments were received. See appendix B for all twelve comments. The three comments below are examples:

“If I became unemployed I could work at home.”

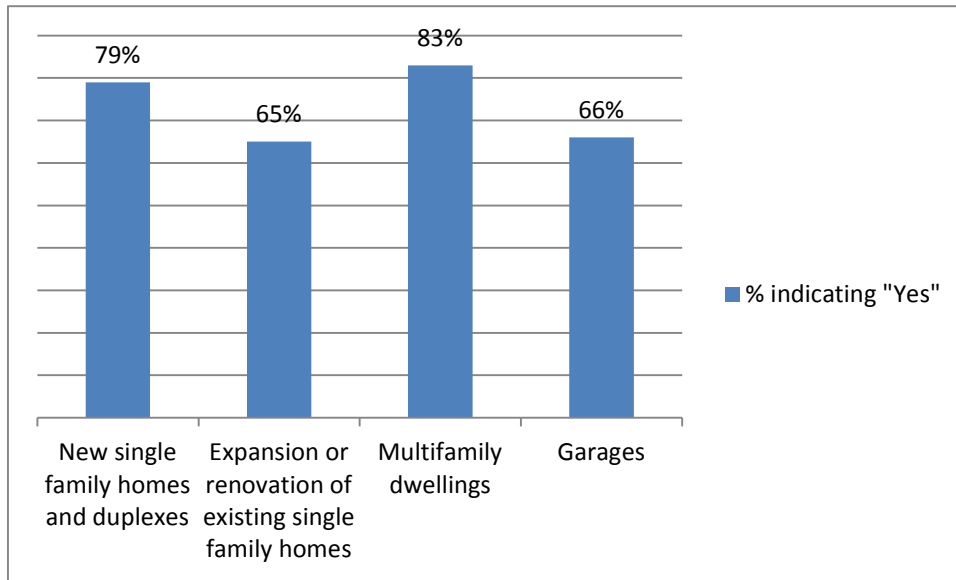
“My garage...may become useful to convert it into a home office at some point.”

“If need additional bedrooms/living space.”

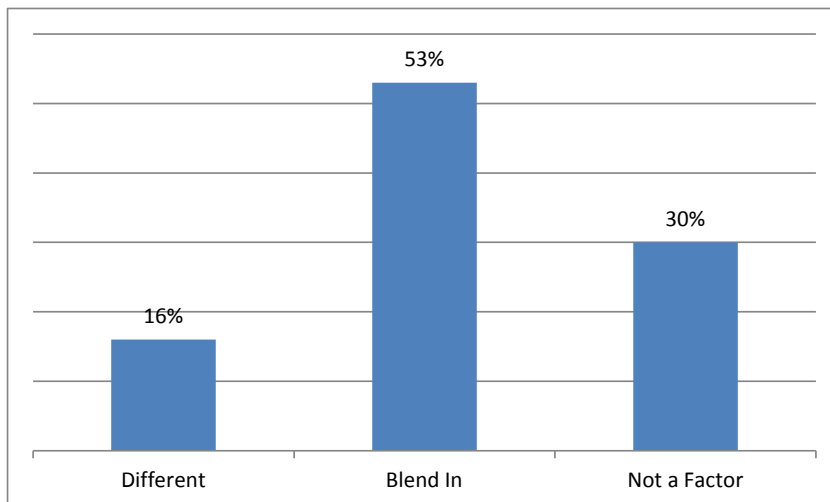
**12. Do you think the City should have design standards for:**

- A. New single-family homes and duplexes?
- B. Expansion or renovation of existing single-family homes?
- C. Multifamily dwellings?
- D. Garages?

**Percentage indicating “Yes” there should be design standards:**



**13. “Think about successful new residential development you have seen in Milwaukie or elsewhere. In your opinion, are they successful because they blend in with existing structures, or because they are different?”**





**14. If they “blend in”, in what ways are they the same as what is already there? (Check all that apply):**

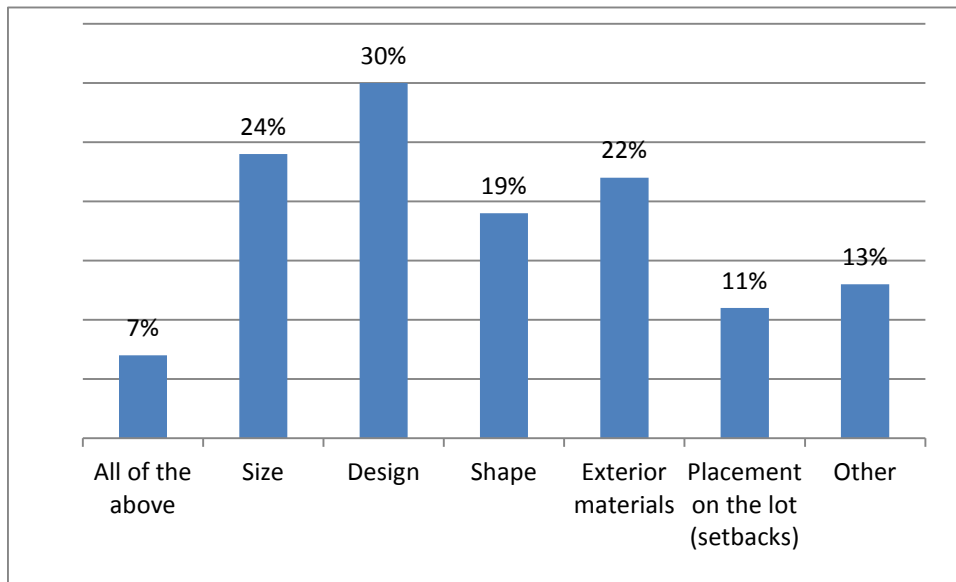
Due to an error in the survey, respondents could not check more than one box. As such, none of the respondents checked any of the boxes and rather chose to leave comments instead. See appendix B for all comments. Sixteen comments were received. The following are examples:

“They are compatible in architectural style and building scale to adjacent buildings—this includes exterior materials and setbacks.”

“I think in a well established well designed neighborhood, 2-3 similar attributes are attractive and cohesive. But I don’t like cookie cutter neighborhoods where all or most of the homes are identical with only minimal changes (ie: mirror images, colors, different shaped eyebrow or porch, etc).”

“Using the same amount of land space for house.”

**15. If they are “different”, in what ways are they different from what is already there?**

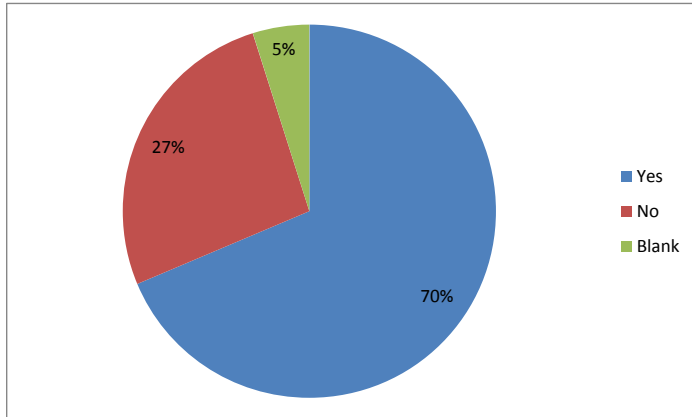


Additional comments elaborated on how infill in Milwaukie is different. See appendix B for all comments. A few examples:

“Variety gives a neighbor personality, outlandish design is out of place.”

“Consistency in design and shape isn't necessary. I feel that unique styles enhance a neighborhood providing that the size and placement are consistent with the surrounding homes. For instance a modern design like {gives specific house} doesn't match the hodgepodge of design mixed through the neighborhood but it is a beautiful house that is consistent with the size of their neighbors, setback is similar to the other homes on the street and the style adds value to the surrounding environment.”

**16. Milwaukie’s neighborhoods have developed incrementally over the past 100 years. Do you think residential areas in Milwaukie have a special character worth preserving?**



**If "Yes", please describe what qualities you think are most important to keep or protect:**

Of the forty-seven comments received, themes included keeping mature trees and green spaces/parks; keeping large lot sizes; preserving historic homes; and maintaining setbacks and similar scale to surrounding houses. Several people commented on a need for more sidewalks. There were also several comments asserting that there is a lack of architectural character in Milwaukie and that many areas are eclectic and/or unattractive.

“Mature trees in a neighborhood can make up for a lot of architectural mediocrity.”

“I think some neighborhoods have character worth preserving and others may not. I would hate to see Milwaukie lose its character of having a mix of large lots among more intensively developed areas - and would not like to see restrictions on larger lots that might apply to smaller lots, such as ability to keep animals - chickens come to mind - based on “design standards”. Generally I am in favor of allowing variety in the development of housing options as long as safety standards are met, and the new houses do not overpower the existing built space by a combination of size and density - although I suppose I would be open to allowing more density along transportation corridors in order to preserve space in other areas.”

“Yes but only in a few neighborhoods. Most of the neighborhoods in Milwaukie would best be leveled and start over. The ones worth preserving are the historical homes, most of the homes in Milwaukie are bad ranch style homes with no redeeming qualities.”

“Small town feel and LARGE lots; in most areas neighbors have breathing room.”

“The homes are mostly different in construction and they are spaced apart leaving room for green spaces, however the flag lots and mix of mobile homes installed on a single-family lot should be a thing of the past and not carried forward.”

“Old single-family homes older than 1960 and lack of sidewalks.”

“Small homes in a bungalow style with green spaces.”

“Milwaukie is no Ladd's Addition. Milwaukie is eclectic and that's that. We happen to live in a 1928 Craftsman style bungalow on Lake Road but our neighbors on 27th live in a beautiful mid-century ranch. Please, no cookie cutter neighborhoods. Embrace our architectural diversity--even if it looks a little funky.”

## **17. What should the City's highest priorities be for this project?**

Of the sixty-nine comments received, themes included efficient use of land; sustainability; keeping homes affordable; limiting taxes and fees; consistency and clarity in standards; standards that encourage new development to fit with style and scale of surrounding buildings; and truly seeking and listening to the desires of the community. See appendix B for full comments. A few examples follow:

“Encourage efficient use of existing housing and new development sites.”

“Set quality standards for design/materials which are not too cost prohibitive for middle-middle class residents. The City needs to be "friendly" in its regulations to set out a ""welcome mat"" to people who want to improve their properties...”

“Protecting further intrusion by companies building properties intended for assisted living facilities within a residential neighborhood. Those buildings are massively out of scale to other residences. The city should consider both the rights of a property owner to expand their building size, add sheds or garages or operate a home-based business, balanced against the right of other property owners to have a peaceful, aesthetically pleasing neighborhood.”

“Write a code that will maintain housing values while also providing flexibility to develop new housing that provides a variety of housing types and is energy and transportation efficient.”

“Communication of what they would be through web site for proper evaluation.”

“Make sure that people building new homes consider the privacy factor of their neighbors. For example, don't build a tri-level home next to a one story ranch on a small lot.”

“New infill should be similar in size, shape and setback as neighbor's house.”

“To maintain the existing neighborhood's personality and character.”

“Facilitate affordable housing.”

“Affordable, energy efficient, flexible standards that permit reasonable development.”

“Try increasing the requirements for green or sustainable development.”

“To minimize costs and regulations so builders will want to do business in Milwaukee.”

“Community outreach: This is asking our citizens to do more for a better place. They will respond. If they don't it won't make any difference.”

“Public involvement and inclusion of citizen input.”

“Livability, stainability, safety, community.”

“Do not allow skinny houses on small lots or manufactured homes; add badly needed sidewalks; switching to underground utilities when replacements are needed will eventually save money, power outages, and create more beautiful neighborhoods. New housing developments should install sidewalks and underground utilities. When allowing infill or new home construction, please, ensure that their design and placement on the lot respects adjoining existing homes.”

“Preserving the rights of individual property owners and let us live our lives in peace. Enough with the "Nanny Government" already!”

“Creating a means to thrive on much less energy (transport, heating, sewage processing) water (capture rainwater) recycling.”

## Appendix A:

### SURVEY

The City of Milwaukie is just beginning a project to update its regulations for residential development outside of downtown, and we want your input!

Project outcomes may include:

- Updated site and building design standards for new single-family homes.
- New building design standards for single-family home additions.
- New site and building design standards for new multifamily development.
- Allowance for a greater diversity of residential dwelling types.

The City governs development in residential zones by regulating uses, site design, and building design.

- Uses. Residential zones allow certain types of uses. Some are very restrictive and only allow single-family dwellings. Others are more permissive and allow a range of uses including single-family, multifamily housing such as condominiums and apartments, and office uses.
- Site Design. Development standards regulate how sites are designed including, but not limited to, where buildings and parking can be located on the property, and how much landscaping is needed.
- Building Design. Design standards regulate how buildings look including, but not limited to, the number and size of windows, building materials and colors, and roof pitch.

Please take a few minutes to complete this survey to help shape the future look and feel of the City's residential areas.

You can complete the survey online at <http://www.ci.milwaukie.or.us/planning/residential-development-standards-survey>.

You can also print out a hard copy and return it to Susan Shanks at the Planning Department (6101 SE Johnson Creek Blvd, Milwaukie, OR 97206).

Please complete and return your survey by: **February 15, 2011**

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*All information is anonymous and confidential. No information will be identified with any specific property and no answers will result in code enforcement actions against survey participants.*

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Please provide us with some information about yourself. We need it make sure we are reaching a broad group of residents. Any information you provide will be anonymous and confidential.

1. Zip Code (Required):
2. Nearest Milwaukie intersection to where you live. If you don't live in Milwaukie, indicate the nearest intersection to your place of business or employment in Milwaukie. (Required)
3. Age:
4. Gender:
5. Tell us about yourself: "In Milwaukie, I..." (Check all that apply)
  - Own a home
  - Rent a home or apartment
  - Own property other than a home
  - Work
  - Own a business
  - Manage a business
  - Other (please specify): \_\_\_\_\_

**Questions 6 – 11 are about the types of buildings and uses that you think should be allowed in the City's residential zones.**

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The City's residential zones (excluding downtown) are divided into two types:

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- Multifamily residential zones, which allow multiple dwellings on one lot, as well as single-family homes and duplexes
  - Single-family residential zones, which allow single-family homes and, in some cases, duplexes.
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6. What types of residential buildings do you think are appropriate in multifamily residential zones outside of downtown? (Check all that apply)
    - Accessory dwelling units (also called granny flats, mother-in-law units, etc.)
    - Duplexes (2 dwelling units *on one lot* that share one wall)
    - Townhouses (2 or more dwelling units *on separate lots* that share walls)
    - Multiple dwelling units *in one building* (e.g., an apartment or condominium building)
    - Multiple individual dwelling units *on one lot* that share parking and yard space (e.g., several cottages on one lot)
    - Individual dwellings on small lots (smaller than 5,000 square feet)
    - Other (describe): \_\_\_\_\_
-

7. In addition to being someone's home, properties in residential zones may also allow other uses such as home-based businesses, regular social gatherings, farming activities, RV or boat storage, and/or garage or room rental by others.

Thinking about the uses described above, or any other uses, describe what kinds of uses you think should be allowed in:

- A. Single-family residential zones?
- B. Multifamily residential zones?

8. If you own residential property, have you ever thought about using your property in the following ways? (Check all that apply)

- Adding an accessory building, such as a detached garage or a garden shed
- Adding an accessory dwelling unit, either:
  - Attached to the main house, such as an apartment in the basement or a converted garage
  - Detached from the main house, such as above a detached garage or in a separate cottage
- Creating a duplex
- None of the above
- Other (please describe): \_\_\_\_\_  
\_\_\_\_\_

9. If you answered "None of the above" to Question #8, might there be conditions or life changes in the future that would cause you to change your answer?

- Yes
- No

If "Yes," please explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

10. If you own residential property with a garage, have you ever thought about converting your garage into living area?

- Yes
- No

If "Yes," for what use?

- Expansion of existing living area
- Home office
- Apartment
- Guest quarters

Other (please describe): \_\_\_\_\_  
\_\_\_\_\_

11. If you answered “No” to Question #10, might there be conditions or life changes in the future that would cause you to answer “Yes”?

- Yes
- No

If “Yes,” please explain: \_\_\_\_\_  
\_\_\_\_\_

**Questions 12 – 17 are about the types of building design standards you think the City should develop.**

The City’s current design standards only apply to new single-family homes or duplexes. They do not apply to new multifamily dwellings, garages, or remodels or expansions of existing homes.

12. Do you think the City should have design standards for:

- A. New single-family homes and duplexes?
  - Yes
  - No
- B. Expansion or renovation of existing single-family homes?
  - Yes
  - No
- C. Multifamily dwellings?
  - Yes
  - No
- D. Garages?
  - Yes
  - No

Please add any additional comments here: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

13. Think about successful new residential development you have seen in Milwaukie or elsewhere. In your opinion, are they successful because they blend in with existing structures, or because they are different?

- Blend in
- Different
- Not a factor

14. If they “blend in”, in what ways are they the same as what is already there? (Check all that apply)

- Size
- Design



- Shape
- Exterior materials
- Placement on the lot (setbacks)
- Other (please specify): \_\_\_\_\_

15. If they are “different”, in what ways are they different from what is already there? (Check all that apply)

- Size
- Design
- Shape
- Exterior materials
- Placement on the lot (setbacks)
- Other (please specify): \_\_\_\_\_

16. Milwaukie’s neighborhoods have developed incrementally over the past 100 years. Do you think residential areas in Milwaukie have a special character worth preserving?

- Yes
- No

If “Yes,” please describe what qualities you think are most important to keep or protect:

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17. What should the City’s highest priorities be for this project?

18. Would you like to be contacted for an interview to discuss your experience and perspective about the City’s residential development standards? If so, please provide your name and contact information here, or contact Susan Shanks directly at [shankss@ci.milwaukie.or](mailto:shankss@ci.milwaukie.or) us or (503) 786-7653.

APPENDIX B  
FULL COMMENTS  
(for write-in comments)

**7. In addition to being someone's home, properties in residential zones may also allow other uses such as home-based businesses, regular social gatherings, farming activities, RV or boat storage, and/or garage or room rental by others. Thinking about the uses described above, or any other uses, describe what kinds of uses you think should be allowed in:**

**A. Single-family residential zones?**

- All the above.
- Artist Studios, small woodworking shops, Home Church meetings and Bible Studies with approx. 40 people or less attending.
- Very limited vehicle storage that does not create an eyesore; home-based businesses contained within the premises (i.e., no auto shops, junk yards, etc that do not blend into a residential scenario; grange and community clubs as long as parking is adequate within the lot of the property and does not extraordinarily flow onto adjoining streets; farming as long as it does not provide an odor problem for neighbors; garage and room rental is fine as long as total household vehicles do not exceed what can be fit on the driveway.
- Home based business OK. boat and RV storage OK if out of sight and in back of property. Bible studies OK Farming/Chickens OK. Room rental OK.
- Allow all.
- None.
- Storefront commercial/residential, multiuse buildings.
- Home offices & businesses, small businesses such as one or two person beauty parlors, other similar low impact business.
- Small grocery stores, schools, meeting halls for community, small emergency service (firehouse/ police office).
- Any of the above if noise, smell, nuisance, and public safety are not issues.
- All of the above.
- Storage of RV/boats.
- Home Based Business, Small day care.
- Home based business.
- RV or boat storage only if there is space for such item, may not be parked on street, nor be parked in driveway, must be a 3rd driveway alongside the house - not an eyesore or sun blocker to neighbor.
- Farming, community, multiple families, live/work situations.
- RV or Boat Storage, regular social gatherings, farming activities.
- An occupation may be "grand-fathered" in such as day care or agriculture. Permit "elder care" where an existing home can be internally updated for this use. Residential occupations should not involve increased traffic or noise i.e. "doggie day care."

- Big Garages.
- Limited number of children in-home day care, approved by county/state; music lessons; tutoring; in home catering; tax preparers; small businesses with limited amount of traffic or one car at a time businesses.
- SOME home businesses, gardening, but not necessarily farming...a few chickens or bees are OK. I do not like the storage of RV's Boats, etc in residential neighborhoods.
- Should be allowed: home businesses including breweries, catering, etc.; blocking off streets for block parties/events;
- Should NOT be allowed: persistent parking on the street or the sidewalk, as is often done in our neighborhood.
- Farming, home based business.
- All of the above.
- Room rental by others/home based business if in main house not a separate building on same property of house.
- RV or Boat Storage, regular social gatherings (church, community centers), farming activities.
- Home-based business, if minimal traffic increase.
- Home based business, social gatherings, boat/rv storage.
- Home based business, room rental.
- Code should be amended to allow outright conditional uses in R10 zones as is currently permitted only in R-3 zones.
- Home-based businesses, social gatherings, gardening, RV storage, room rental by others, sports and recreational activities, seasonal decorations, exterior antennas and satellite dishes.
- Home based businesses, social gatherings, farming, room rental. Home-based businesses, regular social gatherings, farming activities, RV/boat storage, and garage or room rental by others. Also permit Bed and Breakfast use.
- No RV storage unless off the street and not obscuring the beauty of the neighborhood there is one house on our street that looks like a used car lot it is an eyesore. if you want a garden that's fine if you rent a room whose business is it? just be respectful of your neighbors and the nice peaceful atmosphere and don't mess with the nature of our lovely area.
- Single family homes on single lots, one unit per lot.
- Home business, low traffic only. Storage if tastefully done for personal use only. Farming if impacts to neighbors are minimal, especially existing ones.
- Home-based business, farming, **\*\*No day care center\*\***
- No oversized houses on small lots.
- No.
- All of the above.

- None of the above.
- Small farming plots, home-based businesses.
- All of the above.
- All of the above.
- Home based business, non-industrial personal workshops, suburban farms.
- Home based business not requiring extra vehicles or signs, example, computer based,garage rental or room rental.
- HOME BASED BUSINESSES VIA INTERNET OR MAIL--NO STORE FRONTS.
- All of the above.
- Boat storage, Garage rental.
- NO changes, no commercial, no farming no storage.
- Same as above.
- RV & boat storage, home based business, regular social gatherings garage and add on structures, patios, ect.
- Home-based business that do not bring traffic into the area, room rental.
- Granny flat.
- Home based business, farming activities, social gatherings.
- Social gatherings should be only in designated spaces lake a grange hall. The idea of having an assembly building next to me in my zone should only be allowed by conditional use.
- Sheds, pole buildings, RV and boat storage, room rental, chickens, home based business.
- Home based businesses, rv and boat storage, garage or room rentals, farming.
- Super small, home based businesses are OK with me, so long as they don't require many vehicle trips to/from the residence on a daily basis (customers of delivery vehicles). Regular social gatherings seem like a hard thing to control unless a residence is being used as a church-like space. If you are thinking Commercial Farming in res. zones I'm OK with it as long as excessive noise and chemical use is not permitted. RV/boat storage should be on the kept on the property, not on the street. Room rental should be allowed in the code, but garage rental might create too many vehicle trips in residential areas.
- Home-based business, no-till and no-spray farming activities, room rental, bee keeping, small businesses that don't have a lot of traffic.
- Home businesses, Bed and Breakfast facilities, farming, room rental, regular social gatherings, farming, etc.
- Farming = yes if there are restrictions on herbicide/pesticide use and noise. Home-based business limited customer trips coming to and from residence and notification/comment period by those in close proximity regarding nature of business. Regular social gatherings = yes, encouraging community building will help to make milwaukie a happy, safe and more livable community. RV and Boat Storage = limit number per property, must be on personal property--not in public right-of-way. Regarding rental of space for storage, same as home based business the number of

trips to and from the home related to rental should be limited and not disruptive to neighbors.

**7B. In addition to being someone's home, properties in residential zones may also allow other uses such as home-based businesses, regular social gatherings, farming activities, RV or boat storage, and/or garage or room rental by others in multifamily residential zones?**

- All the above.
- I do not like multifamily units. Parking and traffic becomes a problem, crime often concentrates in large-numbered units, those who rent do not feel it necessary to maintain a decent property.
- Keep RV and boats out of sight.
- Allow all.
- None.
- Storefront commercial/residential, multiuse buildings.
- Small consumer and service type industries.
- Same as above, but I doubt boat/rv storage would be practical, and regular social gatherings might be problematic if they're were loud or dangerous.
- All of the above.
- Could have a common area for gatherings.
- Room rental, Home based business.
- Home based business, regular social gatherings.
- None of the above.
- Farming, community, multiple families in individual cottage style homes or co-housing in a larger building, live/work situations.
- Garage or Room Rental by Others, regular social gatherings.
- Typically, these are on high traffic roads served by mass transit. The additional traffic would be negligible. and the increased population density is there to support those nearby businesses. However, those residents also deserve clean smelling air and quiet nights.
- Bigger Buildings.
- Small business dependent upon availability of parking.
- SOME home businesses, gardening, but not necessarily farming...a few chickens or bees are OK. I do not like the storage of RV's Boats, etc in residential neighborhoods.
- Same as A.
- Regular social gatherings, farming, home based business.
- All of the above.

- None of the above.
- RV or Boat storage, church, community centers, farming activities, room rental, home-based businesses.
- Home based business, social gatherings.
- Home based business, room rental, social gatherings.
- Code should be amended to allow outright conditional uses in R10 zones as is currently permitted only in R-3 zones.
- Home based businesses, social gatherings, home-based businesses, regular social gatherings, farming activities, RV/boat storage, and garage or room rental by others. Also permit Bed and Breakfast use.
- Same as above.
- 2 or more living unit on any lot, no density max or min.
- The same as A.
- Home-based business, farming, regular social gatherings, farming, make sure it fit well with surroundings...
- No.
- None of the above - except maybe social gatherings - if there is a rec room on site. Esp. no boat / RV or "extra" vehicle storage.
- None of the above unless enclosed and part of the structure
- Shared garden plots
- all of the above
- All of the above
- Home based business, suburban farms
- Home based business not requiring extra vehicles or signs, subdued and neatly maintained chickens or goats. Monthly meetings of organizations and irregularly scheduled family gatherings. garage or room rental by others. NO RV or boat storage visible from street
- HOME BASED BUSINESSES VIA INTERNET OR MAIL--NO STORE FRONTS
- Some home based businesses and garage or room rental by others.
- No changes, no commercial, no farming no storage
- same as above
- Those I marked above.
- home based business, farming activities, social gatherings
- All Apartment complexes should have spaces to be used by the community.
- All listed above, plus accessory dwelling units

- all listed.
- Same comments as 7A apply here.
- home-based business, no-till and no-spray farming activities, room rental, bee keeping, small businesses that don't have a lot of traffic
- Home businesses, Bed and Breakfast facilities, farming, room rental, regular social gatherings, farming, etc.
- same as above

**11: If you answered “No” to Question #10, might there be conditions or life changes in the future that would cause you to answer “Yes”?**

- If we decided to build a new 2-car garage on the empty side of our lot, we could convert the old 1-car garage into an extension of our basement—the garage is under our house.
- If I became unemployed, I could work at my vocation at home.
- We think converting the garage to living space would adversely affect the potential resale value of our home...but maybe that would change. Our garage houses our laundry, storage, freezer, etc. so we don't currently park in it. However I do wish we had room to park in it, since a street cluttered with cars doesn't look so nice.
- If children move back in, we may (partially) convert it into an office.
- Perhaps expansion; adding a guest room or recreational room.
- It would hurt house value if there is no garage.
- "If we decided to build a new 2-car garage on the empty side.
- Of our lot, we could convert the old 1-car garage into an extension of our basement—the garage is under our house."
- I have a stacked two car garage and have thought about converting one spot into a studio area. There would still a one car garage and nothing would change the structure of the building to accommodate the studio other than the construction of an interior wall. However I am against converting garages into living area as a whole.
- TO EXPAND LIVING AREA SQ FOOTAGE FOR Single-family.
- My garage is primarily for storage & shop space. It may become useful to convert it into a home office at some point.
- If need additional bedrooms/living space.

**15B. If they are “different”, in what ways are they different from what is already there? (Check all that apply)...If you chose other, please specify:**

- Contemporary “updates” of traditional styles are sometimes done well, and sometimes poorly “bastardized” design which I’m against.
- Allow granny flats and detached garages and six foot wooden fences in front of homes that need privacy.

- When projects are different it is because they use all the above factors.
- Our neighborhoods are filled with 1900's-2008's different styles. We should allow as much freedom as possible to the consumer to choose their tastes and designs to keep our city modern yet variable. Most larger developed sub-divisions have 4 plans with variations, leaving about 12 different looks. Lot sizes, height requirements, and set backs will determine the footprint of the house
- While similar attributes make a neighborhood more attractive, I very much enjoy the different and unique looks of homes creating character, potentially attracting a broader base and mix of individuals and families, and be representative of the diverse persons who will live there. Larger developments of Rowhomes/Townhomes that all look the same are unattractive, but those that make each dwelling unit a little different than the one next to it are interesting and enjoyable to drive by. In older neighborhoods where the age and condition of the homes are marginal, I think one should encourage "different" to begin bringing the neighborhood up.
- I dislike the look of poorly made houses put on tiny lots that look like rectangles with no design style to them whatsoever.
- Variety give a neighbor personality, outlandish design is out of place.
- The multipurpose buildings downtown are very nice and seem appropriate for the location (near library).
- If different, then new construction should be an improvement to the surrounding existing dwellings.
- Consistency in design and shape isn't necessary. I feel that unique styles enhance a neighborhood providing that the size and placement are consistent with the surrounding homes. For instance a modern design like the Hamilton residence in Island Station doesn't match the hodgepodge of design mixed through the neighborhood but it is a beautiful house that is consistent with the size of their neighbors, setback is similar to the other homes on the street and the style adds value to the surrounding environment.
- NEIGHBORS ALLOWING TO ADD TO DWELLINGS TO MAKE MULTI-FAMILY WITHOUT NECESSARY PERMITS AND THE CITY TURNED THIER HEADS WHEN COMPLAINED ABOUT; NEW OWNERS SPENT OVER \$9000 IN GETTING IT UP TO CODE WITH ELECTRICITY, DRAINAGE ISSUES, ETC.
- Old rules do not consider the sustainability of the resulting system. This is folly and future communities who want to thrive MUST!
- There are a number of really creative things being done in Portland that look great, fit in with the existing housing stock, and allow residents to live in ways that create more community with their neighbors, and many are being done on a smaller footprint per unit than the typical single family housing unit. I encourage city staff and the planning commission to thoroughly check out these web sites for a few examples of what is possible: <http://communitecture.net/> <http://www.orangesplot.net/>

**16B: If "Yes", please describe what qualities you think are most important to keep or protect:**

- Continue to create and protect neighborhoods from traffic, the sense of green spaces. Route traffic away from living space.
- Mature trees in a neighborhood can make up for a lot of architectural mediocrity.
- Some neighborhoods have large, deep lots, this should be protected. The variety of neighborhood quality really varies here, so the better neighborhoods have qualities worth



- protecting, but the run-down, blighted areas really need to be drastically cleaned up and improved.
- Well-built early 20th century styles; solid construction; larger sized lots.
  - Protect good neighborhoods with traditional architecture that are maintained well and remove and redo blighted neighborhoods.
  - I find it impossible to answer this question because I think some neighborhoods have character worth preserving and others may not. I would hate to see Milwaukie lose it's character of having a mix of large lots among more intensively developed areas - and would not like to see restrictions on larger lots that might apply to smaller lots, such as ability to keep animals - chickens come to mind - based on "design standards". Generally I am in favor of allowing variety in the development of housing options as long as safety standards are met, and the new houses do not overpower the existing built space by a combination of size and density - although I suppose I would be open to allowing more density along transportation corridors in order to preserve space in other areas.
  - The quiet neighborhoods that we now have-improve the roads and it would be outstanding.
  - I think there should be small neighborhood commercial centers like Sellwood or Hawthorne
  - Should we preserve no pedestrian/bike safety,water run off, fading yellow vinyl siding, front porches leaning and listing due to maintenance upkeep? Or should we allow consumers to make changes and add an increase in taxable property value to help pay for the changes that the citizens really care about?
  - No but,don't turn into tract home city. Keep things open and make walking neighborhoods.
  - I may be missing certain neighborhoods that have a real 'historical' feel or special and unique character worth preserving, but of neighborhoods I have driven through (mostly north of Hwy 212/224), I cannot recalling any with such special qualities worth preserving. Other than affordability, proximity to family and/or work, nothing comes to mind where I would say to myself "the character of this neighborhood is so cool, I would love to live here".
  - The land.  
Size of home vs size of lot.
  - Large Lots, Housed set back from streets, houses face street.
  - Historic homes
  - Landspaces... not selling land behind a house producing flag lots.
  - Yes but only in a few neighborhoods. Most of the neighborhoods in Milwaukie would best be leveled and start over. The ones worth preserving are the historical homes, most of the homes in Milwaukie are bad ranch style homes with no redeeming qualities.
  - Dead end streets are an asset to home owners. We have a variety of home styles and property sizes. Many wide streets with good surfaces. Save the trees by not developing a private property tree policy.
  - The character of existing homes.
  - Small town feel and LARGE lots; in most areas neighbors have breathing room.
  - Somewhat quiet, mostly single-family homes, related to a school and/or park.
  - The homes are mostly different in construction and they are spaced apart leaving room for

green spaces, however the flag lots and mix of mobile homes installed on a single family lot should be a thing of the past and not carried forward.

- Well, maybe trees, but there isn't a way to tell the difference in infrastructure between Island station and Lewelling.
- Quiet, safely walkable.
- Friendly and walkable neighborhood.
- Quiet streets, large lots and an abundance of trees.
- The lot size and population density should remain at present levels.
- The property owner's right to build the type of house they choose, without interference from the Planning Department.
- Some areas do.
- The quaintness and small pockets of community, not over developed.
- Keep the scale of the existing neighborhood. Keep yards for children, gardening, wild life etc.
- Family friendly neighborhoods.
- Designs that blend with old and new; size of dwellings; side walks.
- Falling apart is not worth keeping...
- Diversity of each district - each has its own unique set of values and they put forth what is important to them, for some its art, for some gardens ect..
- keeping our trees and quality of clean running streams in Milwaukie.
- Very neighborly with the exception of the flag lots which impact others.
- Milwaukie has some large lots, precious farmland and wetland areas, homes with big front porches....
- Comfortable, quiet, green, safe.

The small town environment where citizens can live in peace without the constant interference of the government.

- A place where the elected officials represent the tax payers and voters that elected them, Not the special interest groups that paid for their campaign.
- A place where the government lives within its tax base and spends that tax money wisely for the good of the community.
- Single family dwellings on large lots.
- historically significant structures, large trees (in reasonably good health), a mix of architectural styles. any sidewalks to facilitate our city as a walking friendly place.
- I like the large lots and space in between the homes.
- Not in all areas. Since most of the development north of 224 has happened since WWII when the farm land was converted to residential. There was no set design to area homes as development was built for individual needs. Conversely in the Historic neighborhood the homes have more consistency as they were built at the turn of the twentieth century through the 1920's. There are pockets in all areas that deserve preservation and pockets that deserve a bulldozer. The market will drive the preservation and rid that not worthy of salvation.

- HOMELAND SECURITY

- DOWNTOWN DISTRICT
- General small town/ suburb aesthetics that evolve in line with overall citizen/ city long term goals and priorities.
- Developing neighborhood 'character' should be a goal of any new design standards.
- density
- neighborhoods.....existing homes.....pond near Milwaukie High School.....library pond
- small town feel and neighborliness
- Large and medium size lots predominate, and include mature trees and plantings.
- community feel
- old single family homes older than 1960 and lack of sidewalks
- small homes in a bungalow style with green spaces
- Ha. Milwaukie is no Ladd's Addition. Milwaukie is eclectic and that's that. We happen to live in a 1928 Craftsman style bungalow on Lake Road but our neighbors on 27th live in a beautiful mid-century ranch. Please, no cookie cutter neighborhoods. Embrace our architectural diversity--even if it looks a little funky.

#### 17. What should the City's highest priorities be for this project?

- Encourage efficient use of existing housing and new development sites.
- Set quality standards for design/materials which are not too cost prohibitive for middle-middle class residents. The City needs to be "friendly" in its regulations to set out a "welcome mat" to people who want to improve their properties, do quality renovations and build attractive quality homes without burdening these "investors in Milwaukie" with too many burdensome fees and restrictions. Reward people for wanting to improve Milwaukie with their investment in buying homes and improving them by setting reasonable codes and fees. Don't drive them to other towns by setting fees too high, and creating too many restrictions which drive them to invest in other towns instead of Milwaukie. The Public sector continues to repeat this mistake over and over again all around Oregon, and Oregon is tanking into the economic toilet.
- Too high of taxes, fees, drive smart people out of state who can spend their money in other states and get more bang for their bucks. Oregon is stuck on stupid and doesn't learn this lesson. The Public sector has got to wise up and stop "over-controlling" everything which will foster more good will and incentive to invest in Oregon and local communities.
- Protecting further intrusion by companies building properties intended for assisted living facilities within a residential neighborhood. Those buildings are massively out of scale to other residences. The city should consider both the rights of a property owner to expand their building size, add sheds or garages or operate a home-based business, balanced against the right of other property owners to have a peaceful, aesthetically pleasing neighborhood.
- Clean up blighted neighborhoods. Give tax breaks to people who keep up their property to encourage people to keep up their property.  
Write a code that will maintain housing values while also providing flexibility to develop new housing that provides a variety of housing types and is energy and transportation efficient.
- Roads-limit any more building on lots-keep Milw. as it is today-this is what Milw. IS and should be!
- Multiuse storefront commercial/residential, mixed use property.  
To keep any design requirements to a bare minimum if any.
- Reducing lot sizes for duplexes, condos, and townhouses. Strong enforceable guidelines (lot size, height, parking) loose design, character, and positioning guidelines. Creating a Multiple Use/Gov. mandated zone where "not in my backyard" projects would be designated.

- Don't promote instant slums with shoddy workmanship, and make sure developers pay the real costs of development. Don't do it on the backs of tax payers. No more Crappy Valley deals for Milwaukie!
- Maybe creating affordable means to motivate, encourage and allow builders, developers and/or homeowners to invest in the community by building, remodeling.
- Communication of what they would be through web site for proper evaluation.
- Make sure that people building new homes consider the privacy factor of their neighbors. For example, don't build a tri-level home next to a one story ranch on a small lot.
- Setting design & material criteria.
- New infill should be similar in size, shape and setback as neighbor's house.
- Residential single family and second unit design standards.
- Quality vs. quantity and cheap prices.
- Sustainability.
- Consistency.
- If it ain't broke, don't fix it.
- To maintain the existing neighborhood's personality and character.
- Keeping/making Milwaukie a nice place to live, reduce junky clutter (and no blue tarps!) Be very careful with multi-family housing; and no flag lots.
- Increase in the number of small businesses. Mixed use communities always fair better in poor economic times. Allowing more mixed use will make the neighborhoods and the city more robust. Do NOT rely so much on homogenous, ugly, over-heated, plant-free asphalt covered business centers like strip malls and such. They suck the life out of a community. Instead, the city should encourage people to start small businesses out of their houses or flat-out locate a business in an old house. This adds character and makes the community more robust. A close second priority should be to cultivate an "urban forest". Plant trees everywhere. Discourage owners from removing trees. Discourage grass lawns. Encourage gardens. Perhaps even assist with a few community gardens.
- Maintaining green spaces, trees; no high rises; maintaining a neighborhood feel
- Beautification of streets, adding sidewalks, street lamps, updating electrical distribution (overhead wires), limit the butchering of trees next to power lines, adding specific amounts of green space to be included on all new construction.
- Quality and safety, open for multiple possibilities in design and style - not all apartments, or all townhouses. Also, to get/keep infrastructure such as streets, sidewalks, sewer/water lines in place.
- Clarity, representation of resident wishes.
- To preserve and promote property values and building standards.
- Facilitate affordable housing.
- Affordable, energy efficient, flexible standards that permit reasonable development.
- More sidewalks!
- NO NEW CONSTRUCTION in the Willamette Greenway. Removal of houses in the flood plain.
- Keeping their hands off our Constitutional rights. Build in the maximum amount of flexibility so that real-life situations can be dealt with in a way that makes sense, rather than making "cookie cutter" decisions.

- Try increasing the requirements for green or sustainable development.
- To remember that people LIVE here that we enjoy it that we walk to the farmers market that we enjoy our neighborhood the way it is
- To minimize costs and regulations so builders will want to do business in Milwaukie.
- Make sure new development fits in. It should also be attractive. We should try to prevent designs and building placement that potentially could be problems later on.
- Less in-fill housing! Go look at 122nd and Ramona-POOR Design and no parking.
- Consistency
- Good balance of mixed design.
- Careful thought.
- Not making things cookie-cutter.
- Keeping the Residential homes neat and uncluttered.
- More planning before issuing permits.
- Aesthetics of multi-dwelling units are essential, allowing more freedom to create detached units to single family homes such as sheds, garages and mother-in-laws... standards should always include sidewalks!
- Quiet and green.
- Respect all the decisions of the Voters and Tax payers of both the City and surrounding neighborhoods.
- Avoiding high density development.
- Codes that discourage clutter and unkempt areas in our neighborhoods (nothing is attractive when cluttered with debris).
- Community outreach: This is asking our citizens to do more for a better place. They will respond. If they don't it won't make any difference.
- Making sure motor homes (RV's) boats, trailers aren't part of the scenery and not placed on residential property--not parking on lawns...keeping appearance of homes up to snuff.
- Maintain current requirements.
- Public involvement and inclusion of citizen input.
- Livability, sustainability, safety, community.
- The standards for a detached structure are too limited. If a person wants a 1500 square foot garage with 12ft ceilings, it should not be an issue, provided all other requirements are met. A lot of older homes don't have attached garages. Why does a person with an attached garage get to build that out to 2.5 stories and as big as they can go while as a home owner stuck with a detached garage gets screwed. Unfair.
- Encourage single family homes, etc.....but not apartments.
- Keeping our city in a clean, healthy atmosphere.

- Sensible planning and more emphasis on neighborhood associations.
- Do not allow skinny houses on small lots or manufactured homes; add badly needed sidewalks; switching to underground utilities when replacements are needed will eventually save money, power outages, and create more beautiful neighborhoods. New housing developments should install sidewalks and underground utilities. When allowing infill or new home construction, please, ensure that their design and placement on the lot respects adjoining existing homes.
- Creating a means to thrive on much less energy (transport, heating, sewage processing) water (capture rainwater) recycling,
- Require all new houses facades face the street. No front doors on the side of the house.
- Livability and walkability.
- Leave property owners to make their own decisions. Stop trying to control aspects of our lives that are not your business.
- Make Milwaukie a desirable place to live.
- Allowing flexibility and creativity in future development or re-development of housing stock with an emphasis on sustainability (built to last), while at the same time reducing the ability for cheaply constructed apartments to be built.
- Environmental impact.
- Preserving the rights of individual property owners and let us live our lives in peace. Enough with the "Nanny Government" already!
- We should revise code to be very flexible, so that it allows community members and developers to be creative and develop solutions to dwellings that encourage community development, sustainability and livability. Code should provide the proper underpinning to allow for intentional communities/co-housing/sharing among neighbors/community gardens/service to the community/supporting the education of our children/reduce code that promotes auto use, instead write code to encourage and support alternative modes of transportation--biking/walking etc. Code should allow for the use of "new" materials and systems that are more sustainable (rain water harvesting, graywater, composting toilets, solar energy, alternative materials such as cob and strawbale). Consider revising code so that each "dwelling" on a lot is not required to have one of everything--parking spaces, furnaces, bathrooms, kitchens etc. And that do not require a minimum dwelling size. Look to Peninsula Park Commons in Portland, for a great example of "condo-izing" apartments. Look to other examples in Portland where there is one common space and smaller accessory dwellings (bedrooms). Interview Eli Spevak from Portland to learn about how he has worked to create unique living situations that are in-demand. We moved to Milwaukie because we couldn't afford to buy in Portland, we are interested in building a community here in Milwaukie that is not only progressive but affordable. We don't want to see expensive developments that push people farther out, nor do we want to see cheap apartments/housing that won't last. We know there is a balance in there, and it has to do with people coming together to share costs/reduce costs (this is not a flag lot per se, rather encouraging more of what is happening at Lovena Farm on Stanley Ave.=people coming together). I do believe that we have the opportunity here to learn from some of the things that have been done in Portland, but take them one step further; to write code that allows for more than just new types of "developments", that allows individuals who have a sense of how to build a new kind of community with a more sustainable way of living to get started on a new path. Milwaukie could really showcase this next step, a step that necessarily involves technical issues surrounding materials and methods but that leads to the possibility of actually living differently together. Sharing, playing, eating, working, growing together.