Neighborhood Hubs Project

City Council Worksession
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PROJECT HISTORY

2017

Milwaukie Community
Vision and Action Plan

MILWAUKIE
ALL ABOARD

September 5, 2017
City Council Adoption Draft

2018-19

HUBS COMMUNITY ENGAGEMENT

❖ 15 + NDA meetings

❖ 13 Hubs identified

❖ 396 survey respondents

❖ 85% support Hubs concept

2020

CITY OF MILWAUKIE
COMPREHENSIVE PLAN
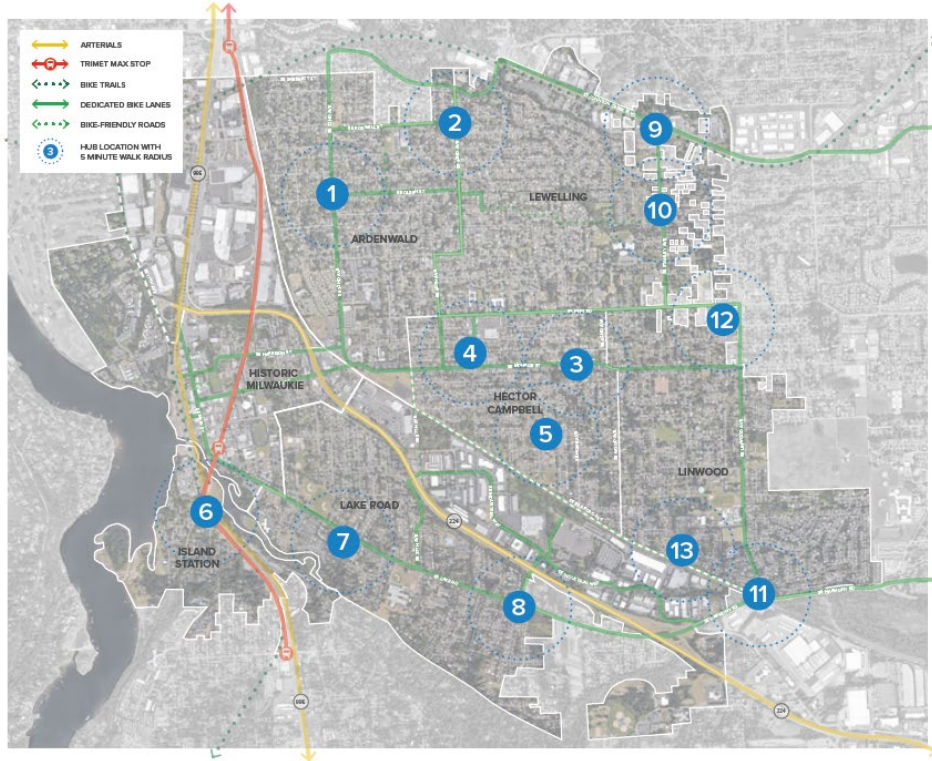
ADOPTED AUGUST 18, 2020
ORD. 2196

WHAT ARE NEIGHBORHOOD HUBS?

Neighborhood Hubs are **gathering places** where residents have **easy access to goods and services close to their homes**. They are places where neighbors **create meaningful relationships** with each other.

WHERE COULD HUBS BE LOCATED?

PROPOSED HUB LOCATIONS

1 **Ardenwald 1**
   (SE 32nd Ave & SE Olsen St)

2 **Ardenwald 2**
   (SE 42nd Ave & SE Roswell St)

3 **Hector Campbell 1**
   (SE Monroe St & SE Home Ave)

4 **Hector Campbell 2**
   (SE 42nd Ave & SE Monroe Rd)

5 **Hector Campbell 3**
   (SE 47th Ave & SE Franklin St)

6 **Island Station 1**
   (SE 22nd Ave & SE Bluebird St)

7 **Lake Road 1**
   (SE Lake Road & SE 33rd Pl)

8 **Lake Road 2**
   (SE Lake Road & SE Freeman Way)

9 **Lewelling 1**
   (SE Stanley Ave & SE Johnson Creek Blvd)

10 **Lewelling 2**
   (SE Stanley Ave & SE Hazel Pl)

11 **Linwood 1**
   (SE Linwood Ave & SE Harmony Rd)

12 **Linwood 2**
   (SE Linwood Ave & SE King Rd)

13 **Linwood 3**
   (SE Stanley Ave & SE Railroad Ave)

What are the Different Types of Hubs?

Opportunity Site
Potential Hub with few to no existing commercial uses and room to grow.

Underperforming Hub
One or more neighborhood shops with vacant or under-utilized buildings.

Micro-Hub
Spaces that provide temporary uses, like a monthly Farmer's Market or weekly Tool Library.

Transitional Hub
An Underperforming Hub with a Micro-Hub offering a variety of uses or services.

Neighborhood Hub
Cluster of 3+ small businesses in 1-2 story buildings, typically in low-density residential areas.

Mixed-Use Hub
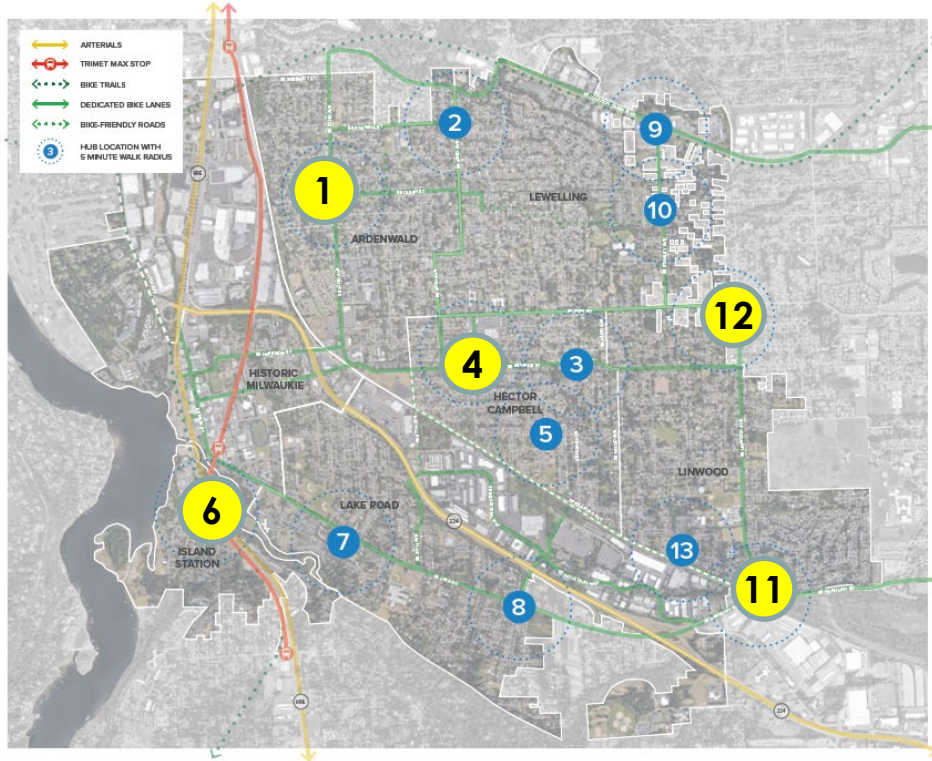Large cluster of businesses and dense housing that serve the neighborhood and beyond.

MAP ID	HUB NAME	EXISTING TYPOLOGY	SHORT-TERM TYPOLOGY	LONG-TERM TYPOLOGY
1	Ardenwald 1	Underperforming Hub	Transitional Hub	Neighborhood Mixed Use Hub
2	Ardenwald 2	Underperforming Hub	Transitional Hub	Neighborhood Hub
3	Hector Campbell 1	Underperforming Hub	Transitional Hub	Neighborhood Hub
4	Hector Campbell 2	Neighborhood Mixed Use Hub	Neighborhood Mixed Use Hub	Neighborhood Mixed Use Hub
5	Hector Campbell 3	Gathering/Event Space	Micro-Hub Gathering/Event Space	Micro-Hub Gathering/Event Space
6	Island Station 1	Underperforming Hub	Transitional Hub	Neighborhood Hub
7	Lake Road 1	Opportunity Site	Transitional Hub	Neighborhood Hub
8	Lake Road 2	Opportunity Site	Micro-Hub, Gathering/Event Space	Micro-Hub Gathering/Event Space
9	Lewelling 1	Underperforming Hub	Transitional Hub	Neighborhood Hub
10	Lewelling 2	Opportunity Site	Transitional Hub	Neighborhood Hub
11	Linwood 1	Underperforming Hub	Transitional Hub	Neighborhood Hub
12	Linwood 2	Neighborhood Mixed Use Hub Gathering/Event Space	Neighborhood Mixed Use Hub Gathering/Event Space	Neighborhood Mixed Use Hub Gathering/Event Space
13	Linwood 3	Opportunity Site	Micro-Hub	Neighborhood Hub

WHICH HUBS ARE MOST LIKELY TO DEVELOP?

What Actions Can the City Take?

Zoning & Development Code

1) Create a new "Neighborhood Hub" zone with reduced development barriers for businesses.

2) Create a "Hub Overlay" to allow small permanent businesses and temporary uses.

3) Create flexible parking requirements for off-street parking at hub locations.

4) Update allowed temporary uses to include food carts and similar uses.

5) Create a process for hub expansion.

Program Support

6) Public investment in site-specific and connecting infrastructure.

7) Create supportive grant or loan programs for small business improvements.

8) Help program public events and create new hub activities with residents and businesses.

PROPOSED APPROACH

- **Community Engagement**

- **Hub Refinement**

- **Zoning and Development Code**

- **Economic Development**

- **Coordination with other City projects**

- **Revisit and update hub boundaries** based on changing conditions.

- **Consider consolidating hub types** and revise short- and long-term hub types accordingly.

- **Prioritize hubs** based on placemaking and community-building as well as market factors.

COMMUNITY ENGAGEMENT

- **Focused engagement** with people of color, renters, immigrants, and people with disabilities.

- **Explore** how neighborhood needs have changed since the pandemic.

- **Engage** with property owners in Hub locations to explore possibilities.

ZONING & DEVELOPMENT CODE

- **Audit city code** to explore creating a new hub zone and potential overlay zone.

- **Create flexible requirements** for off-street parking in hub areas

- **Update allowed temporary uses** to include food carts and similar uses

- **Create supportive grants and loans** to support small business improvements and mitigate potential displacement as hubs develop.

- **Coordinate** with community partners to support these efforts, including programming public events and other hub activities.

- **Identify how to expand uses in hubs** without significant required improvements and SDCs.

COORDINATION WITH OTHER CITY PROJECTS

- **Ground-truth existing conditions** at hub locations and analyze presence of key infrastructure like sidewalks, bike lanes, parking capacity, etc.

- **Interface as needed** with other planning projects including the Transportation System Plan, High Density Residential Zones, and Middle Housing.

FOR DISCUSSION

Does Council support the proposed approach to Neighborhood Hubs implementation?

- Finalize scope with Consultant
- Project Kickoff