

NEIGHBORHOOD HUBS

City Council Work Session
December 19, 2023

Vera Kolas, Senior Planner
Adam Heroux, Associate Planner



HUBS PHASE 2

- Refine Hub locations and types identified in 2018 and 2019
- Explore Economic Development programs
- Review and refine the Development Code



PHASE 2 OUTREACH ACTIVITIES OVERVIEW

- **Engage Milwaukie** – 22 survey responses
1,200 page visits, 35 new EM registrations, 205 informed, 94 engaged
- **Interviews** – 18 meetings, 23 participants
(14 new, 9 who took survey)
- **7 Neighborhood District Association Presentations** *(79 participants, some overlap)*
- **Approx. Unique Engagements** (before workshops): **~100 to 113**
total engagements = 122
- **6 Workshops** (3 NDAs and 3 Hub-specific workshops)
 - 123 participants, 74 in-person and 49 online.
 - Approximately 83% support average for proposed changes, minimal opposition



TOP TAKEAWAYS

- **Broad support for Hubs** and virtually no opposition
 - Incl. temp use of parking areas, etc.
- **Allow other uses and increase development flexibility** (food, retail, activities, events, home occs, design standards)
- **Grant/loan support useful** for many people & purposes
- **City-wide small business alliance**
- **Process for new Hubs to emerge in areas without them**
- **Reconsider/expand existing Hub boundaries**
- **Connect the Hubs** (Transportation, Programming/cross-marketing)
- **Broad interest in site improvements**, limited re-development opportunities



HUBS EVALUATION (PRIORITIZATION)

- **Purpose:**
 - To refine the original list to guide implementation efforts in the short- and long-term
- **Refine Hub boundaries**
- **Consider consolidating Hub types**
- **Develop criteria for evaluation**
 - Other than market conditions, such as placemaking and community building
- **Revisit the 2020 typologies**

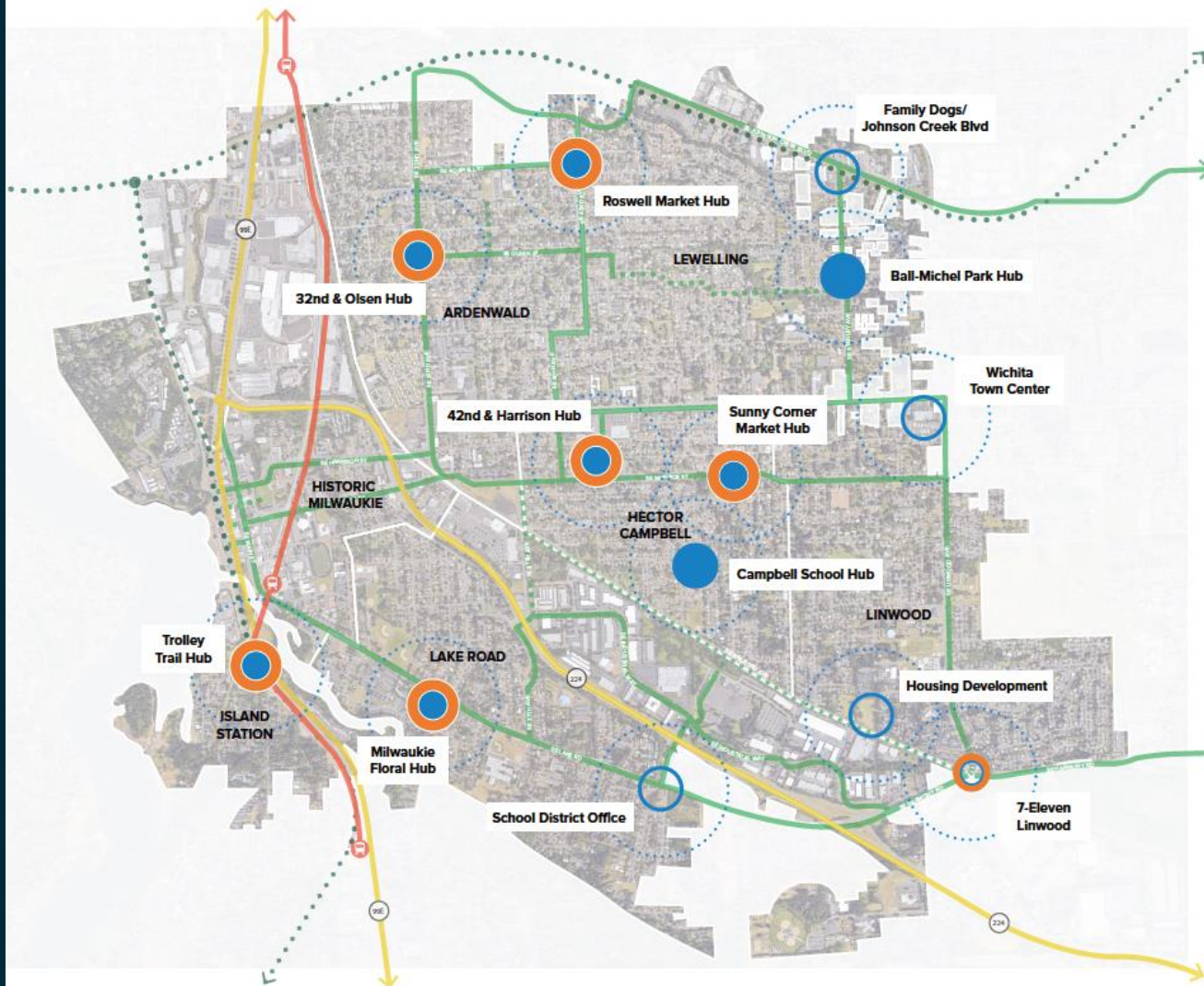


HUBS REFINEMENT CRITERIA

Placemaking Criteria	Community Building Criteria
• Opportunity sites	• Neighborhood (NDA) interest
• Proximity to green space or park	• Property/Business owner interest
• Art in the neighborhood	• Pop-up potential
• Existing pedestrian connections	• Community meeting space
• Existing bike connections	• In use as hub now

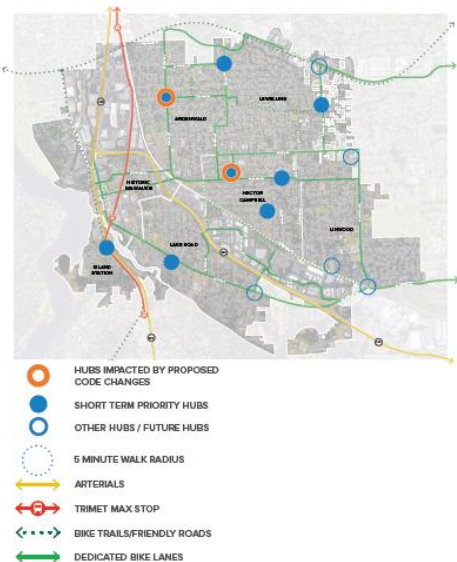


Milwaukie Neighborhood Hubs Map



- SHORT TERM PRIORITY HUB
- OTHER HUBS / FUTURE HUBS
- HUBS IMPACTED BY PROPOSED CODE CHANGES
- 5 MINUTE WALK RADIUS
- ARTERIALS
- TRIMET MAX STOP
- >->-> BIKE TRAILS
- DEDICATED BIKE LANES
- >->-> BIKE-FRIENDLY ROADS





CODE CONCEPT APPLIES TO:

- 42ND AND HARRISON
- 32ND AND OLSEN

CONCEPT: Allow more types of entertainment in NMU Zone

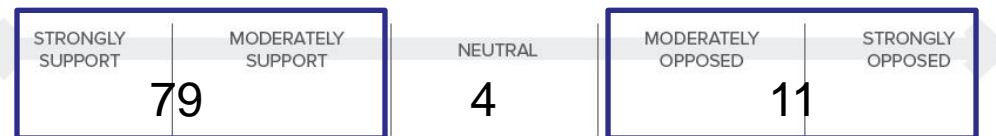
The Neighborhood Mixed Use Zone (NMU) allows a wide variety of uses, but it does not specifically allow theaters and performance spaces. And the city code is not specific about allowing a variety of temporary uses, like food carts, for example.

Currently the Chapel Theatre property is zoned residential, so the theater is operating as a Community Service Use, which has many restrictions on how the property can be used. By re-zoning it to NMU, the property will be permitted to add activities and services that better reflect the desires of the neighborhood.

How much do you support allowing uses like theaters, play houses, and private events to create vibrant neighborhood hubs?



How much do you support allowing bars and cocktail lounges to create vibrant neighborhood hubs?





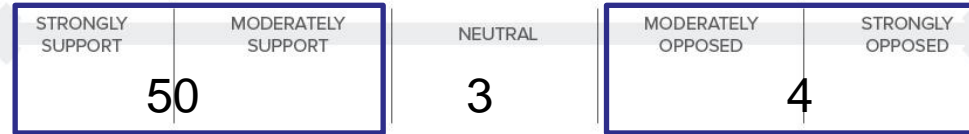
- HUBS IMPACTED BY PROPOSED CODE CHANGES
- SHORT TERM PRIORITY HUBS
- OTHER HUBS / FUTURE HUBS
- 5 MINUTE WALK RADIUS
- ARTERIALS
- TRIMET MAX STOP
- BIKE TRAILS/FRIENDLY ROADS
- DEDICATED BIKE LANES

CODE CONCEPT APPLIES TO:

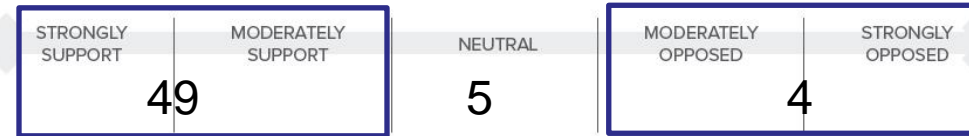
- TROLLEY TRAIL
- 7-ELEVEN / LINWOOD
- ALL AREAS CURRENTLY ZONED LIMITED COMMERCIAL (C-L)

CONCEPT: Allow more types of uses in Limited Commercial (CONTINUED)

How much do you support allowing food processing such as catering, breweries, distilleries, wineries to create vibrant neighborhood hubs?



How much do you support allowing indoor recreation such as a theater or playhouse to create vibrant neighborhood hubs?



How much do you support allowing non-automotive repair shops such as bicycle repair to create vibrant neighborhood hubs?

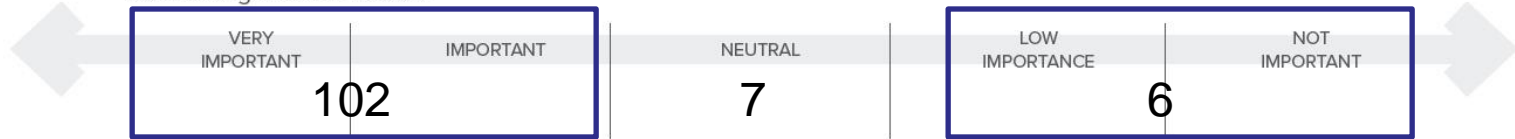




CONCEPT: Support economic development of Hubs

New and existing businesses need support to start-up, grown, and remain stable. The City of Milwaukie interviewed and surveyed business owners, property owners, and residents around the Hubs about the types of tools that would be most useful and helpful. Tools could include direct support (such as grants or technical assistance or funding for upgrades to business operations and physical location). Existing and new Citywide tools could be applied to Hubs to support their growth. These tools could include things like promotion, small business alliances, streetscape upgrades, or placemaking.

How important is it for **economic development tools to be available to property and business owners** to create vibrant neighborhood hubs?



Do you have any **questions or comments you would like to share with the City** about economic development tools?



PROPOSED NEXT STEPS

- **Zoning** (code and map amendments)
- **TSP**
 - Hubs-specific improvements
- **Ec Dev toolkit**
 - Neighborhood-scale strategies for application in Hubs and for small businesses city-wide

Phase III

- **Community Service Uses**
- **Temporary Uses & Events**
- **Accessory Commercial Uses/Expansion of Home Occupation**
- **Area Plans; zoning boundaries (NMU on 32nd Ave)**
- **Grant/loan program(s)**



CONTACT Us

Vera Kolas, Senior Planner

koliasv@milwaukieoregon.gov

Adam Heroux, Associate Planner

herouxadam@milwaukieoregon.gov

