

RS 8. A. 5/7/24
Presentation

PROPOSED CODE AMENDMENTS: NEIGHBORHOOD HUBS

City Council Public Hearing
May 7, 2024

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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.



PROJECT HISTORY

2017

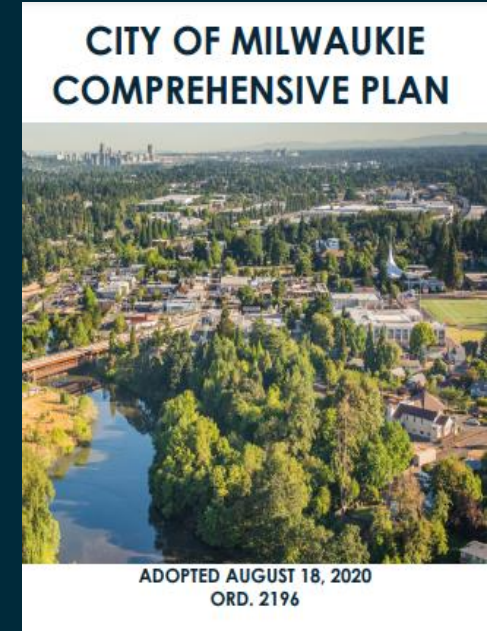


2018-19

COMMUNITY ENGAGEMENT

- 15 + NDA meetings
- 13 Hubs identified
- 396 survey respondents
- 85% support Hubs concept

2020



HUBS PHASE 2

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



HUBS PHASE 2 – COMPREHENSIVE PLAN

- **Implement Section 8 – Urban Design and Land Use**
 - **Policy 8.1.4 – Neighborhood Hubs**
 - Provide opportunities for the development of neighborhood commercial services and the provision of amenities and gathering places for residents of the surrounding area.
 - Encourage development of multi-season outdoor seating areas and pedestrian plazas.
 - Provide a process for start-up and temporary uses
 - Development to contribute to the pedestrian environment



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**

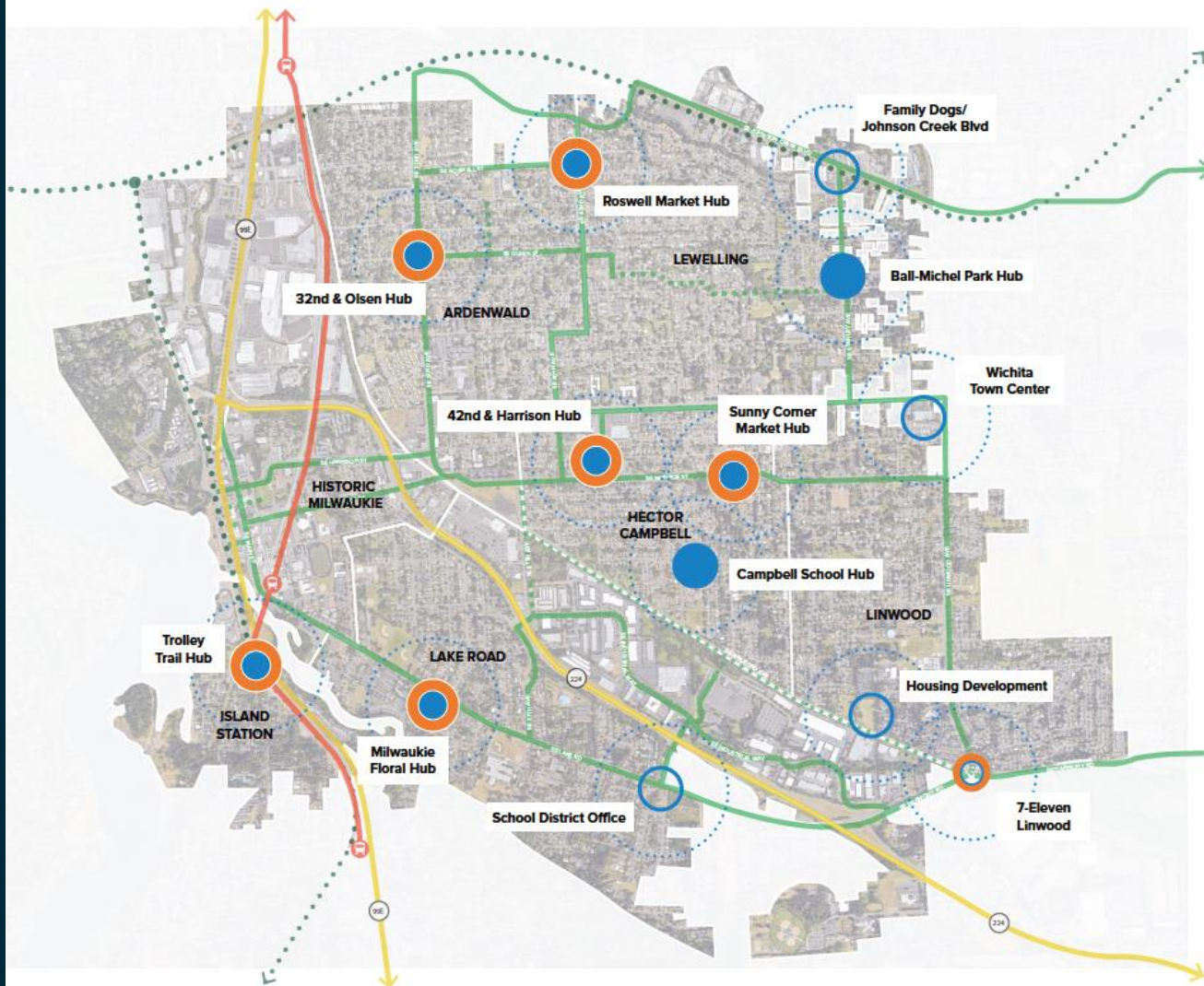


HUBS REFINEMENT CRITERIA

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



PROPOSED AMENDMENTS: INTENT

- **Expand opportunities** for commercial and civic activities in the identified Hub areas.
- **Streamline** land use review processes where applicable.
- **Provide opportunities** for temporary pop-up uses to help test concepts and pilot programs within neighborhoods.
- **Streamline** the zoning map by consolidating and/or eliminating some zones.



PROPOSED AMENDMENTS: KEY AMENDMENTS

- Re-zone properties in the C-L zone to NMU
 - Eliminate the C-L zone.
- Create a new Small-Scale Mixed Use zone (SMU)
- Re-zone properties in the C-N zone to SMU
 - Eliminate the C-N zone.
- Re-zone a portion of the Milwaukie Floral site to the new SMU zone
- Expand the 42nd Ave NMU zone by re-zoning the Chapel Theatre site at 4107-4117 SE Harrison St from R-HD to NMU



PROPOSED CODE AMENDMENTS

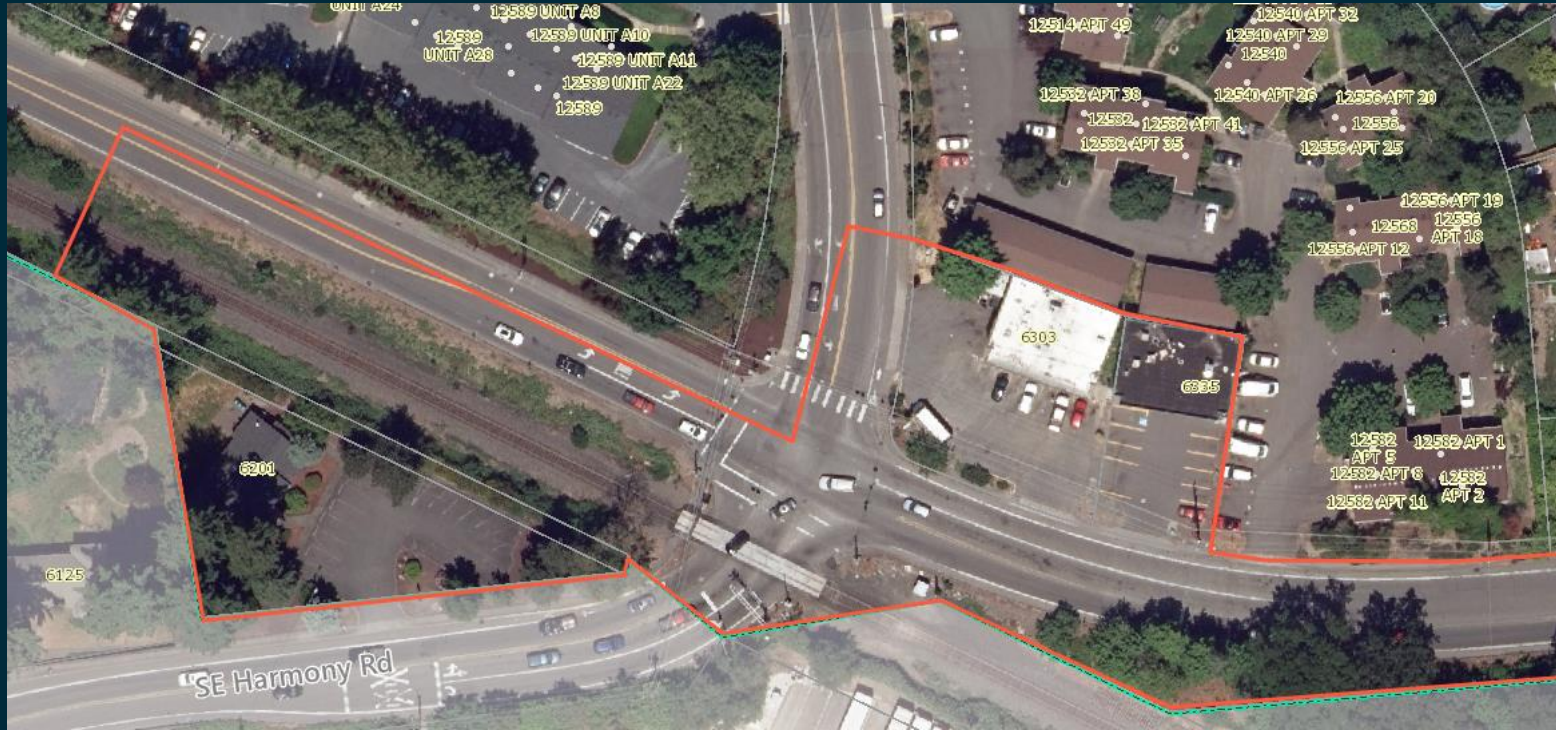
- Expand the 42nd Ave NMU zone by re-zoning 4107-4117 SE Harrison St from RHD to NMU



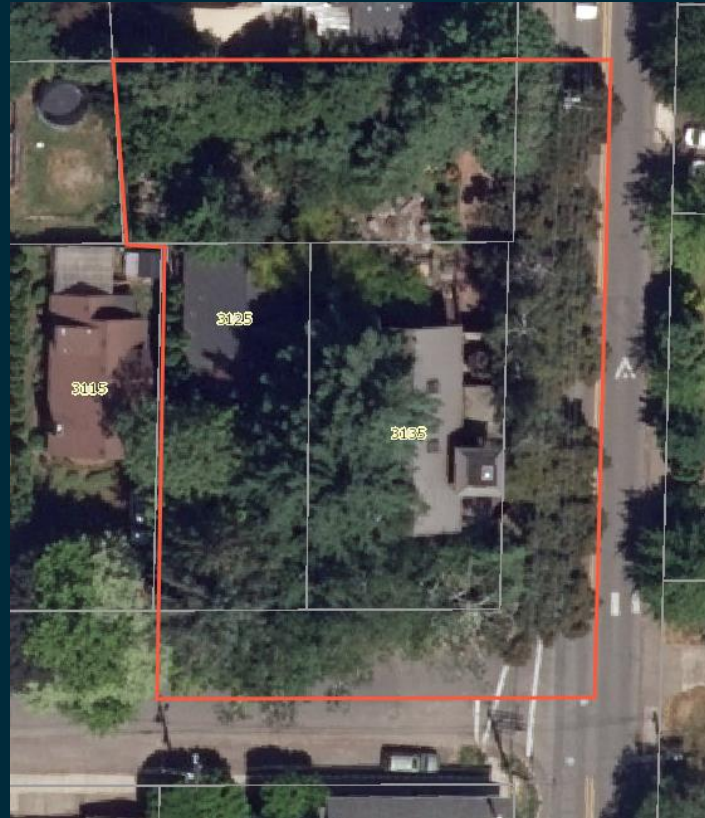
PROPOSED CODE AMENDMENTS: REZONE CL TO NMU



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PROPOSED AMENDMENTS: C-L AND NMU

Use	C-L Zone	NMU Zone
Office	Permitted	Permitted
Retail	Permitted	Permitted
Personal/Business Service	Permitted	Permitted
Restaurant	Permitted (limited to 3,250 sq ft)	Permitted
Bank	Conditional Use	Permitted
Repair-oriented	Conditional Use	Permitted
Multi-unit housing	Conditional Use	Conditional Use
Mixed use development	N/A	Permitted



PROPOSED AMENDMENTS: C-L AND NMU

Standard	C-L Zone	NMU Zone
Min. Lot Size	None	1,500 sq ft
Max. Building Height	45 ft	45 ft
Max Lot Coverage	None	85%
Min. Vegetation	15%	15%



PROPOSED CODE AMENDMENTS: REZONE CN TO SMU



PROPOSED AMENDMENTS: C-N AND SMU

Use	C-N Zone	SMU Zone
Food store	Conditional Use (max. 2,500 sq ft)	Permitted
Convenience store	Conditional Use	Permitted
Laundry/personal business service	Conditional Use	Permitted
Restaurant	Conditional Use	Permitted
Drinking Establishment	N/A	Conditional Use
Repair-oriented	N/A	Permitted
Multi-unit housing	N/A	Conditional Use
Mixed use development	N/A	Permitted



PROPOSED AMENDMENTS: C-N AND SMU

Standard	C-N Zone	SMU Zone
Min. Lot Size	5,000 sq ft	1,500 sq ft
Max. Building Height	35 ft	35 ft
Max. Lot Coverage	40%	85%
Min. Vegetation	20%	15%



Public Hearing Notification Process

- **Feb. 8:** 30-day notice posted with Code Commentary
- **Feb. 12:** Email to all NDAs
- **Feb. 14:** Measure 56 Notice to all affected property owners
- **Feb 14:** Notice to all properties within 300 ft of affected properties
- **March 1:** Pilot article

- **March 12:** Planning Commission unanimous vote to recommend approval



Comments Received

- Kathy Shields-Roeter, 10750 SE Home Ave: concerned about increased commercial use at Sunny Corner Mkt site, quality of life in neighborhood, and impacts to the Monroe Street Neighborhood Greenway.
- Avarie Fitzgerald, Ardenwald: Supports the code amendments



DECISION MAKING OPTIONS

1. Recommend that Council approve the proposed amendments per the recommended Findings in Support of the Approval (staff recommendation).
2. Recommend that Council approve the proposed amendments with revisions, including modifications to the recommended Findings in Support of Approval (modification must be read into the record).
3. Recommend that Council deny the proposed amendments.
4. Continue the hearing.



END OF PRESENTATION

