

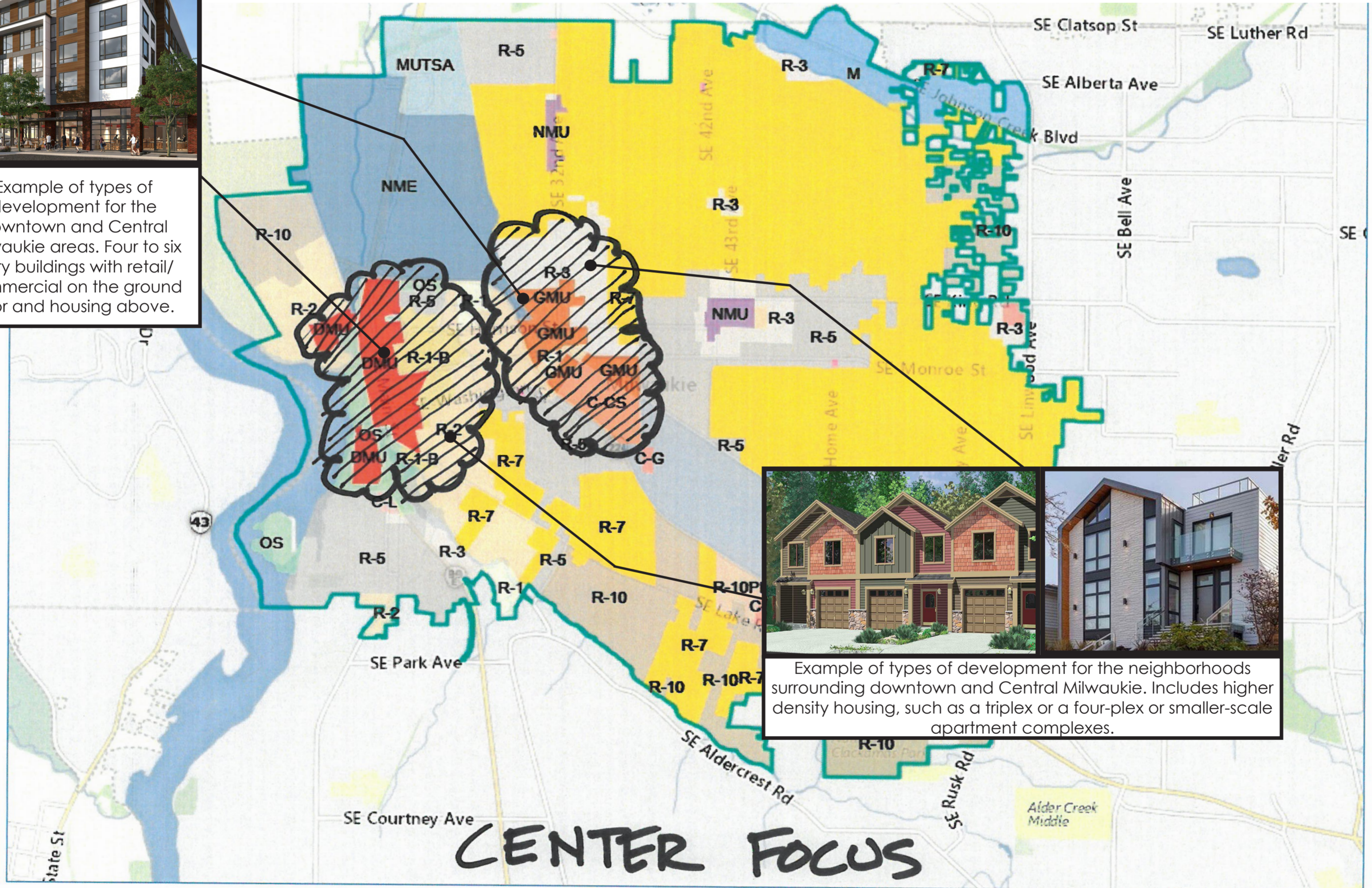
# SCENARIO 1: CENTER FOCUS

**DESCRIPTION:** New development is focused in the downtown and central Milwaukie.

**TYPE OF DEVELOPMENT:** More Mixed Use Buildings (retail/commercial on the bottom with housing above) and higher density housing types in the neighborhoods within these centers. Investment will need to be made in these areas of the city to accommodate growth and ensure affordability. The rest of the City will stay primarily single-family residential.



Example of types of development for the downtown and Central Milwaukie areas. Four to six story buildings with retail/commercial on the ground floor and housing above.



Example of types of development for the neighborhoods surrounding downtown and Central Milwaukie. Includes higher density housing, such as a triplex or a four-plex or smaller-scale apartment complexes.

Images from: WireChiefElectric and Houseplan.pro

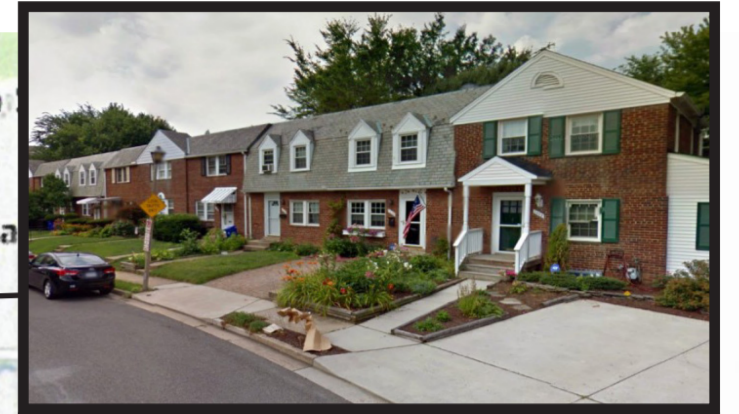
# SCENARIO 2: HUB AND CORRIDOR FOCUS

**DESCRIPTION:** New development is focused in the major corridors and hubs of Milwaukie.

**TYPE OF DEVELOPMENT:** More Mixed Use Buildings (retail/commercial on the bottom with housing above) along those corridors and hubs. This scenario includes higher density housing types and middle housing. Investment will need to be made in these areas of the city to accommodate the growth and ensure affordability. The rest of the city will stay primarily single-family residential.



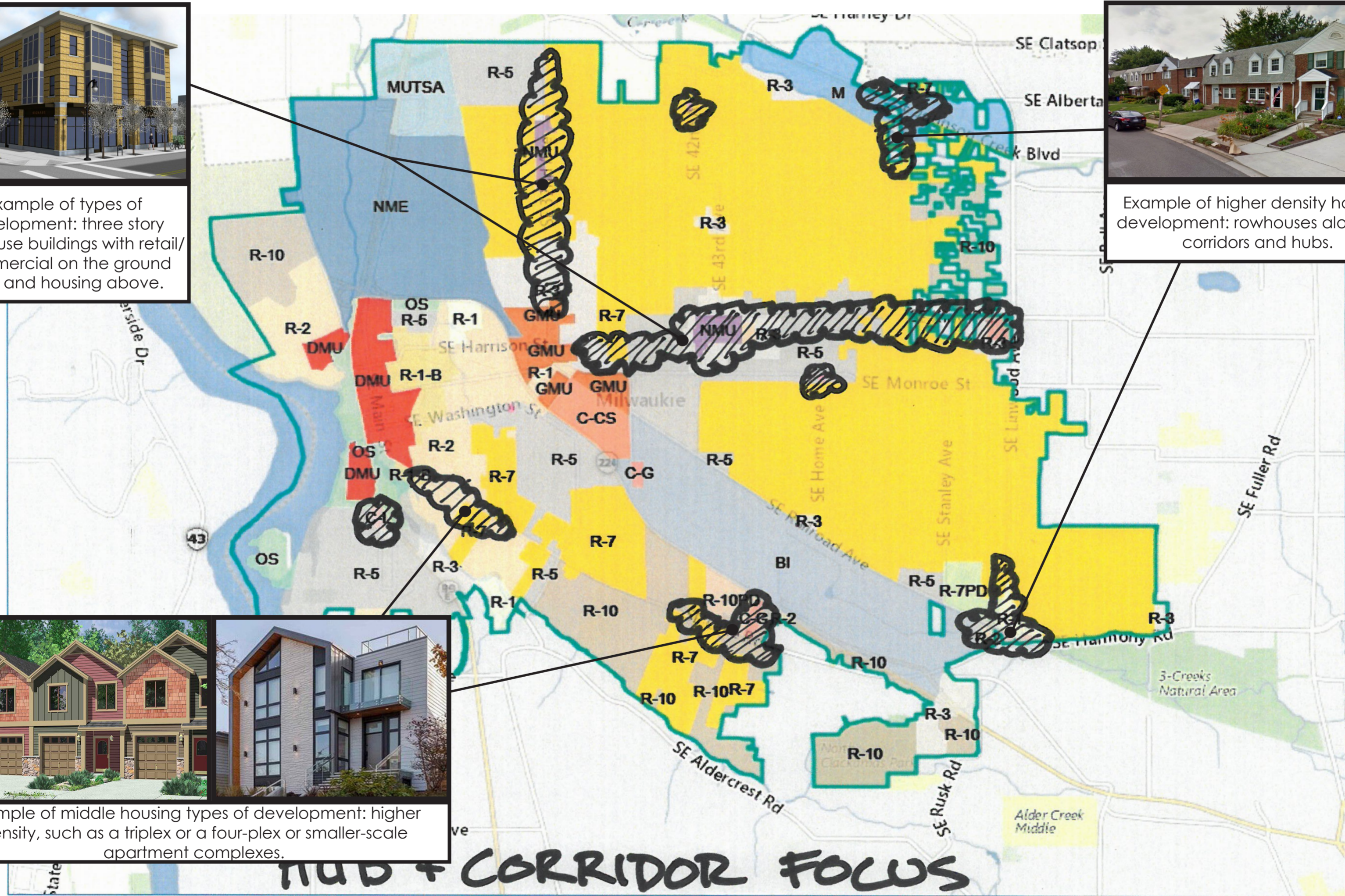
Example of types of development: three story mixed use buildings with retail/commercial on the ground floor and housing above.



Example of higher density housing development: rowhouses along the corridors and hubs.



Example of middle housing types of development: higher density, such as a triplex or a four-plex or smaller-scale apartment complexes.



**HUB & CORRIDOR FOCUS**

Images from: WireChiefElectric, Houseplan.pro, buffalorising.com, and Greater Greater Washington

# SCENARIO 3: SHARED APPROACH FOCUS

**DESCRIPTION:** Smaller scale middle housing is encouraged throughout the community and all residential districts.

**TYPE OF DEVELOPMENT:** Middle housing types (e.g. accessory dwelling unit (ADU), duplex, triplex, fourplex, townhouse, cottage cluster). Zoning will need to change to allow this type of development. Middle housing is intended to accommodate growth and ensure affordability.



Example of types of development: cottage cluster. Typically small, single-family dwelling units clustered around common areas.



Example of types of development: Accessory Dwelling Unit (ADU), smaller sized dwelling unit typically seen in backyards or basements of single-family homes.



Example of types of development: single-story duplex. Larger existing homes could be converted into multiple units.



Example of types of development: smaller-scale, higher density housing, such as a triplex or a four-plex. Larger existing homes could be converted into multiple units.



SHARED MISSING MIDDLE APPROACH

Images from: WireChiefElectric, Houseplan.pro, and jamesedition.com