

## DRAFT MEETING SUMMARY

### **Members Present**

Albert Chen, Ben Rousseau, Celestina DiMauro, Daniel Eisenbeis, Everett Wild, Howie Oakes, Kim Travis, Liz Start, Rebecca Hayes, Sara Busickio, Stephan Lashbrook

### **Members Not Able to Attend**

Bryce Magorian, Jessica Neu, Joe Gillock, Matthew Bibeau, Neil Hankerson, Stacy Johnson

### **City of Milwaukie**

Mark Gamba, Mayor; Councilor Lisa Batey  
David Levitan, Denny Egner, and Mary Heberling, Tay Stone; Planning Department

### **Envirolssues**

Bridger Wineman

### **Sera Architects**

Tom Byrne  
Amy Cripps

### **Others**

Greg Hemer

*Conversation and questions/answers are summarized by agenda item below. Raw flipchart notes are attached as an appendix to this summary (Appendix A, respectively).*

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### **WELCOME**

- Councilor Batey – Thank everybody for coming and ending Block 2. Halfway, but with lots more to come. Discussion at the last meeting was helpful for City Council. Thanks to all who participated in the Housing Forum. We will hear more about housing tonight.
- Bridger Wineman: Introduced himself and welcomed the group to the meeting tonight.
- David Levitan: Project updates- Thanked CPAC members to come to both housing forum and joint meeting. Lots of people came to both and a very popular topic to discuss.

### **PROJECT UPDATES**

- Bridger Wineman: Introduced himself and welcomed the group to the meeting tonight.
- David Levitan: Project updates- Thanked CPAC members to come to both housing forum and joint meeting. Lots of people came to both and a very popular topic to discuss.

## BLOCK 2 FINALIZATION DISCUSSION

### Parks and Recreation:

- **Ben Rousseau:** Policy 4.2.1, Use the term diverse communities, should need to be defined clearly in a call-out.
  - **Celestina:** Make sure our definition is inclusive versus exclusive.
- **Ben:** Policy 4.3.2, does not define active transportation. Make reference or define.
- **Ben:** Policy 4.2.5, advocate “for” community gardens. Sounds passive. Maybe rephrase to talk about creating community gardens to meet the communities’ needs.
  - **Mayor Gamba:** Think need stronger language, especially around city-owned properties.
  - **Ben:** Maybe use the word “create” versus advocate?
  - **David:** Think the Council will need to weigh in on this topic and how strong the language should be.
    - **Everett:** Maybe use “pursue” instead?

### Willamette Greenway:

- **Celestina:** Why was there a sentence in Policy 15.2.1 taken out?
  - **Denny Egner:** *Does not exist. There are no park master plans within Willamette Greenway.*
- **Kim Travis:** Could you clarify the difference between the Compatibility Review Boundary and the Willamette Greenway Boundary?
  - **Denny:** *It is easier for the City to create a compatibility review boundary than change the Willamette Greenway boundary.*
- **Everett Wild:** Policy 15.6.4, should add this for both Kellogg Creek and Willamette River. Also needs to mention salmon habitation in it.
- **Stephan Lashbrook:** Need more adaptable standards that aren’t solely based on waiting for FEMA updates to the floodplains.
- **Stephan Lashbrook:** Policy 15.6.4, think it’s commendable for the change to value shading over views.
- **Stephan Lashbrook:** Policy 15.2.1, don’t think it should be adopted through a conditional use process.
  - **Denny:** Think it’s adopted through a conditional use by the Planning Commission to make it an easier process. Still wanted to guarantee a public process with a hearing and land use process to decide what happens in the park.
  - **Lisa –** Could we call it a Community Service Use (CSU)?
    - **Denny:** Yes we could look into that.
- **Celestina:** Confused why some have “where appropriate” and others have that.
  - **Denny:** Policy 15.4.2, want to emphasize them to be deliberate on how we apply tree cover. Policy 15.4.5, felt it was obvious and that phrase wasn’t needed.
- **Howie Oakes:** Policy 15.6.5, think it’s too specific to only list maintaining cooler creek water, broaden it a little bit more.
  - **Denny:** Everyone okay with that?
    - **Daniel Eisenbeis:** Think we should make sure to list out native species too.

### Natural Hazards:

- **Everett:** Policy 7.4.1, “prohibit” seems too strict. May want to use the word “restrict.”
  - **Lisa:** The clause at the end of the sentence may answer to that.
  - **Celestina:** Concerned about the word “development”, would that prohibit a use down the line?
  - **Daniel:** Think sentence needs to be rephrased to be more precise. Could be misleading.
  - **Mayor Gamba:** Like Celestina’s suggestion to broaden but want to make sure we can still prohibit developers to build housing. Not sure what other word to use so that we could consider developing parks versus built development.
  - **David:** Could define “development” in the definitions, like in the land use code, and provide a call-out box around it.
- **Ben Rousseau** – Callout on “green infrastructure” would be helpful.

### Climate Change & Energy:

- **Albert Chen:** Policy 13.3.5 put similar language from 13.3.1 around local food systems in that policy.
- **Ben:** 13.3.1 “waste generation” change to “waste reduction”
- **Ben:** 13.1, What does it mean to integrate natural resources? What are we integrating?
  - **Mayor Gamba:** Adding more trees, space that’s permeable.
  - **David:** We could use the word natural environment instead? Environmental services?
- **Celestina:** 13.3.1, only policy in the goal talking about behavior. Think we may need more language around shared economy type uses, like tool sharing, etc.
- **Sara Busickio:** 13.2.1 – encourage routes between the neighborhood hubs in this policy.
  - **Stephan:** Maybe need to promote “safe routes to hubs”

### **NEIGHBORHOOD HUBS DISCUSSION**

- **Mayor Gamba:** Is the area around proposed hub 13 an “island” if we’re talking about spurring annexation in this area.
- **Lisa Batey:** Was there anything about the sewer system in this area that would not allow us to annex
- **Howie:** Should we consider 13 a larger mixed-use and not a micro-hub?
- **Sara:** Is hub 12 the school? – yes
- **Celestina:** I would be interested in seeing population density to see the overlay of population density
- **Mayor Gamba:** Are there too many hubs if the city is trying to be proactive? Should we be more targeted so that the city could more efficiently target resources/where-with-all?
- **Stephan:** Does the city have the potential to establish small urban renewal areas for these?
  - **Alma:** legally, yes. Chicago did it
- **Denny:** Transitional hub was intentionally identified to see *if* there was enough interest in that area (outside of the theoretical neighborhood interest – real on the ground interest).
- **Matt:** Need to identify prioritization to guide the city investment
- **Mayor Gamba:** Should we create a scoring system to create this prioritization

- **Denny:** Market work does a little bit of that, as far as employment centers/use/density etc.
- **Matt:** There are different typologies because we have different levels of hubs that may be needed based on the neighborhood needs. Some may be smaller than others.
- **Everett:** Scoring should include the city's capacity to invoke change in that hub.
- **Daniel:** Can we assume that staff will update zoning recommendation to make sure that the future land use for that hub will succeed?
  - **Denny:** We are still evolving on the mechanism to create that – needs to be fluid for the evolution of the property.
  - **Daniel:** For the long term, I think that the future of these hubs need to be explicitly in the comp plan
    - **Additional Comment:** Make sure to remove restrictions/parking requirements that will limit the growth of these hubs
- **Ben:** Agrees with the prioritization and testing of the transitional hubs. Should we have a hub fieldtrip/tour of the hubs?

## HOUSING DISCUSSION

- **Celestina:** What tools do we have to cause equity when we are not able to create programs that specifically targets the classes we're trying to help?
  - **Lisa:** The Lisa Bates article sort of gets to that.
    - **Alma:** The Bates article also gives you a way to figure out how vulnerable a community is to gentrification.
- **Kim:** Is there data on the # of homeless school children? I wonder if that plays into the need for subsidized studio to 1-bedroom units in Milwaukie.
  - **David:** The statistic for the need to studio to 1-bedrooms in Milwaukie was based on those who are currently on the waiting list for subsidized housing.
  - **Alma:** We have actually asked our consultants to redo that analysis and look up those that also are not on the list anymore. Did they leave because they couldn't wait for larger apartments?
  - **Rebecca:** There are also a growing number 50+ Milwaukie residents and they do want to live in smaller units.
  - **Stephan:** Found that people were much more interested in talking about family housing, versus single households.
- Other topics to consider:
  - Development constraints

## CLOSING

Remarks made by Councilor Batey.