



Moving Forward Milwaukie Advisory Committee #10

Moving Forward Milwaukie • April 1, 2015

Meeting Objectives

Tentative Advisory Committee Meetings

8/13 Central Milwaukie Concepts, and Downtown Amendments

9/29 Draft Central Milwaukie Land Use and Transportation Plan

1/29 Central Milwaukie Plan and Code Amendments

4/1 Neighborhood Main Streets Overview and Discussion

5/21 Neighborhood Main Streets Plan and Code Amendments



Meeting Objectives

- Status update
- Recap 2012 Neighborhood Main Streets Project
- Neighborhood Main Streets draft amendments
 - Key questions
 - Discussion
- Public event overview



Status Update

- Downtown
 - Through Planning Commission
 - City Council study session 3/26
 - City Council hearing 5/5
- Central Milwaukie
 - Planning Commission worksessions 3/10, 3/24, & 4/14
 - Planning Commission hearings start 4/28
 - City Council hearings later this summer



Neighborhood Main Streets

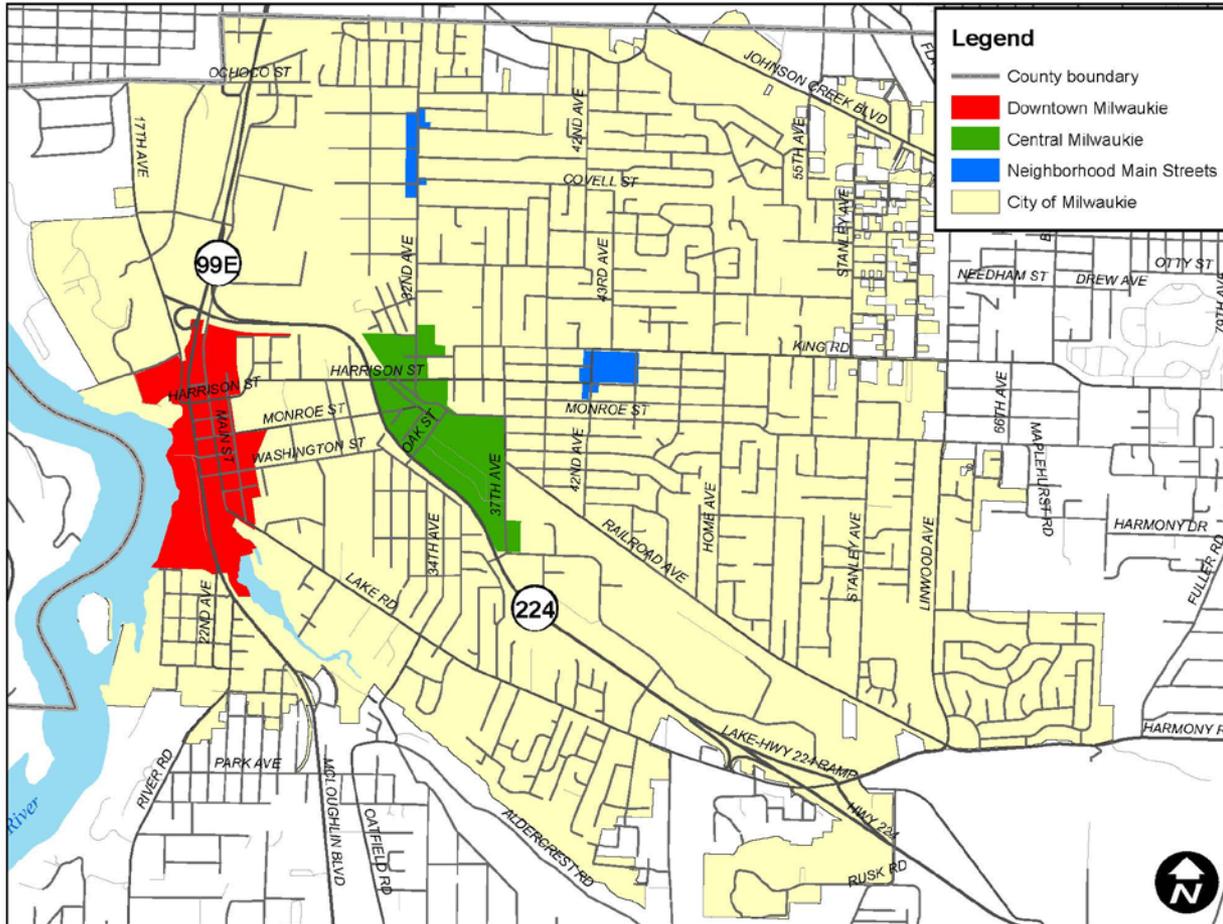
Phase 3 of Moving Forward Milwaukie

- Phase 1: Downtown
 - Remove barriers to development
 - Implement community's vision for downtown
- Phase 2: Central Milwaukie
 - Establish vision for the area
 - Remove barriers to development
- Phase 3: Neighborhood Main Streets
 - Address existing, underutilized commercial areas
 - Enhance their ability to serve the neighborhoods



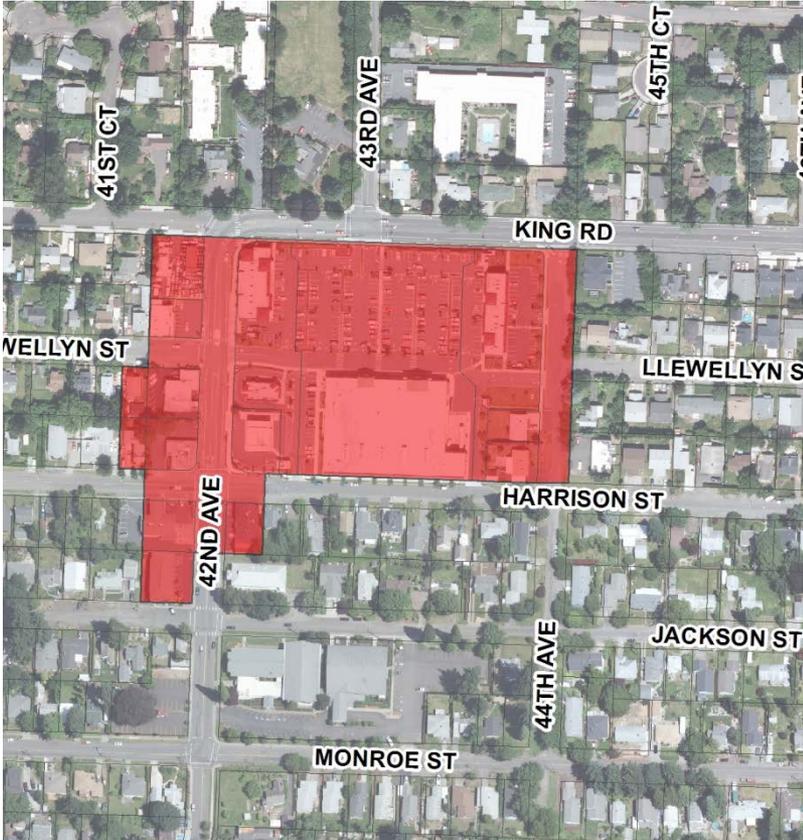
Neighborhood Main Streets

Phase 3 of Moving Forward Milwaukie



Neighborhood Main Streets

Project area



Neighborhood Main Streets

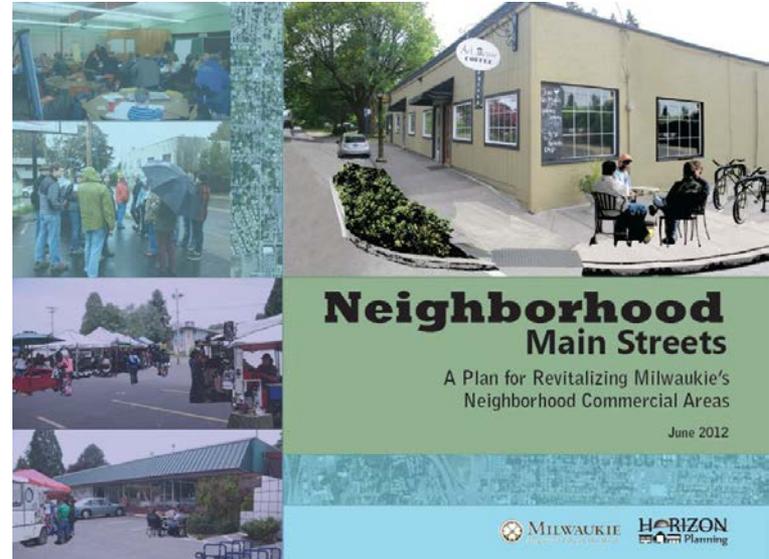
Questions or Comments?



2012 Neighborhood Main Streets Project

Purpose

- Horizon Planning (PSU Students)
- Develop community vision for commercial neighborhood areas around 32nd Ave. and 42nd Ave.
- Devise collaborative solutions to reach that community vision



2012 Neighborhood Main Streets Project

Regulatory Challenges

- Inadequate zoning standards
- Auto-oriented development
- Poor pedestrian and bicycle connectivity
- Less-than-ideal spaces for new businesses
- Spread-out commercial uses on 32nd Ave



2012 Neighborhood Main Streets Project

Opportunities

- Thousands of people within walking distance
- Unmet demand for restaurants and retail goods
- Pedestrian-scale development already in place
- High-volume transportation corridors
- Light rail station at Tacoma



2012 Neighborhood Main Streets Project

Public Involvement and Outreach

- March-June 2012
 - Online community survey
 - Public open house
 - Community visioning workshop
 - Interviews with business owners



2012 Neighborhood Main Streets Project

Vision Statement

Goal 1: A Vibrant, Local Economy

- A. A variety of locally-owned, small businesses meets everyday shopping and convenience needs for residents of immediate neighborhoods.
- B. A few specialty retailers draw in customers from outside the neighborhood.



Goal 2: Safe, Accessible Streets

- A. Sidewalks, crossings and street lighting on the Main Streets create a safe and comfortable environment for pedestrians.
- B. Streets in and around the area offer safe routes for walking, driving, bicycling, and public transportation.
- C. Adequate parking serves businesses without overwhelming the pedestrian environment.



Goal 3: Neighborhood-scale Identity

- A. Businesses are oriented along a main street, whose small scale and design blend easily into the surrounding residential neighborhood.
- B. Places are available for residents to gather, such as a park, community center, cafe, or pub.
- C. Street trees, bio-swales, and landscaping increase the attractiveness of the area.



2012 Neighborhood Main Streets Project

Final Recommendations

Zoning Code:

- New commercial zone with neighborhood-serving uses
- Establish development and design standards for zone
- Expand spatial extent of zone



2012 Neighborhood Main Streets Project

Final Recommendations

Transportation:

- Make sidewalks safer and more comfortable
- Improve connections to surrounding neighborhoods
- Improve pedestrian crossings at key intersections
- Add bicycle parking on neighborhood main streets
- Improve on-street parking



2012 Neighborhood Main Streets Project

Final Recommendations

Economic Development:

- Seasonal farmers market in under-used parking lots
- Promote local businesses with buy-local campaigns
- Establish storefront improvement program
- Fill vacant storefronts with non-traditional uses such as:
 - Co-working spaces
 - Business incubators
 - Cooperatives



2012 Neighborhood Main Streets Project

Questions or Comments?



NMS Draft Amendments

Overview

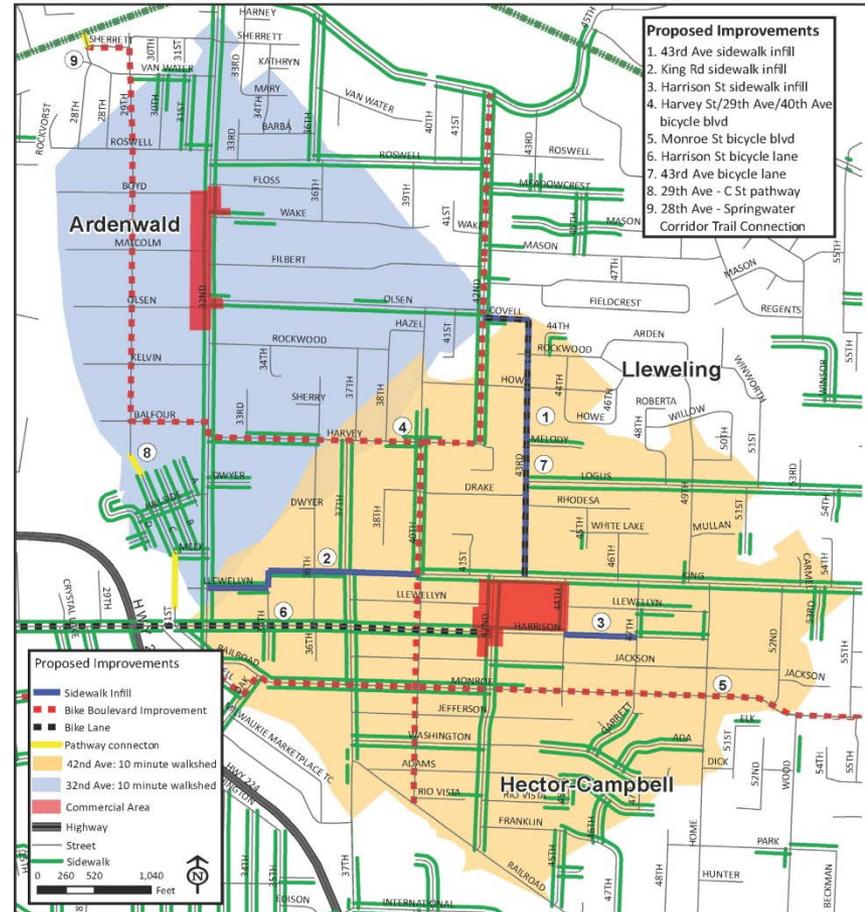
- Intent:
 - Support small, local businesses
 - Create attractive, pedestrian-friendly environment
- Tools:
 - Use standards: allow the types of businesses the neighborhoods want to see
 - Development standards: bring buildings up to the street
 - Design standards: ground floor is transparent, materials are high-quality and long-lasting



NMS Draft Plan Amendments

Overview

- Some transportation recommendations may require amendments to the Transportation System Plan (TSP)
- Ancillary document to the Comprehensive Plan



NMS Draft Code Amendments

Report Recommendations

- Apply same regulations to both areas
- Prohibit auto sales and drinking establishments
- Restrict non-residential uses to 10,000-15,000 sf (larger permitted as conditional use)
- Residential allowed as conditional use (no change)
- Remove off-street parking requirements
- Ground floor transparency requirements and maximum setbacks on key streets



NMS Draft Code Amendments

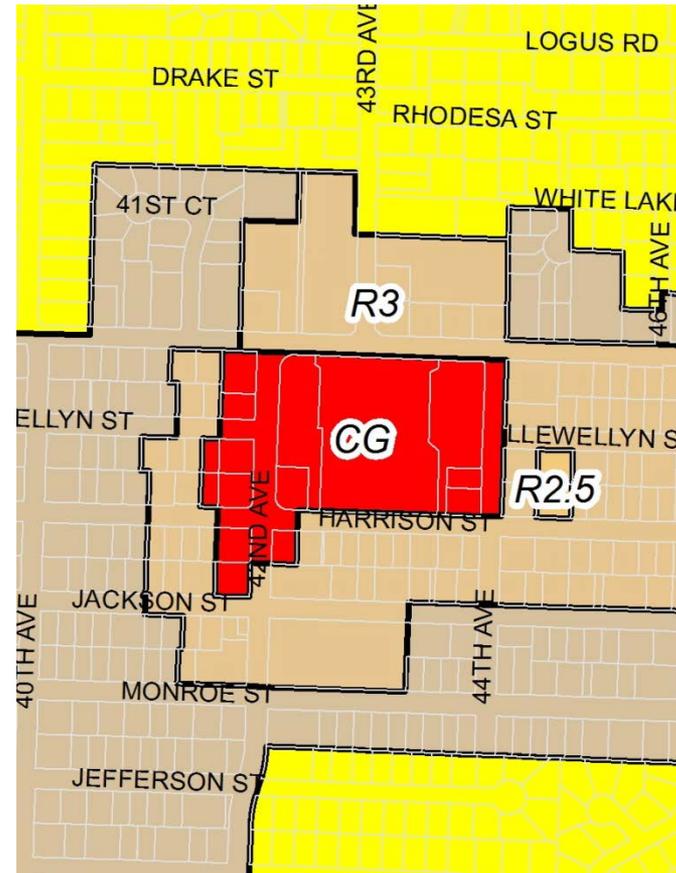
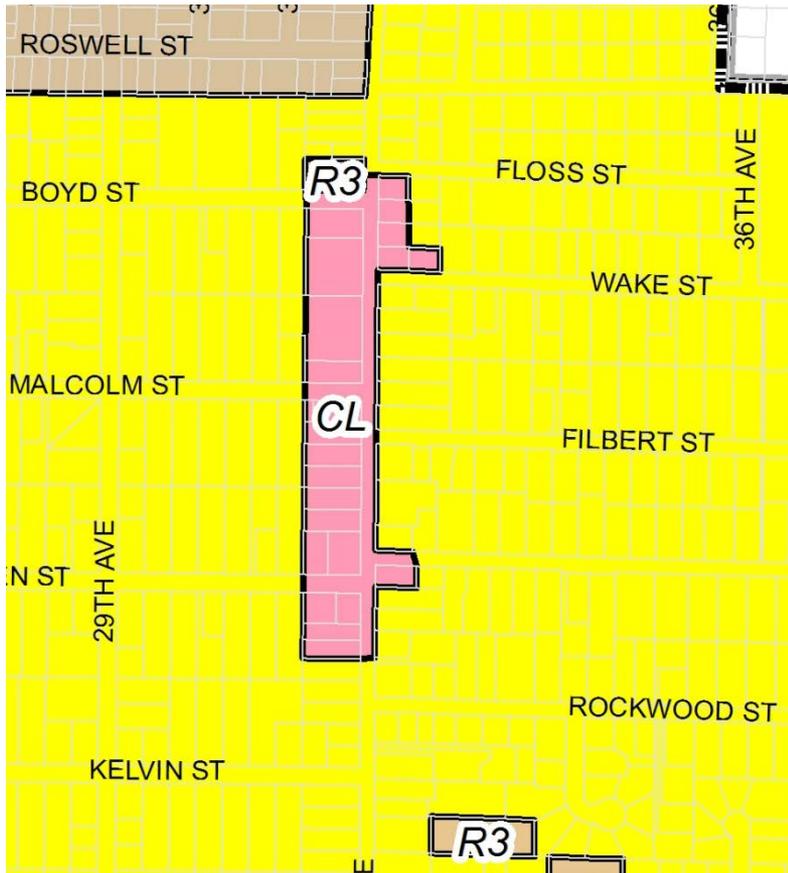
Overview

- Neighborhood Mixed Use Zone (NMU)
- Apply to 32nd and 42nd Ave commercial areas
 - Neighborhood commercial centers
 - Meet the needs of nearby residents
 - Vibrant, local economy
 - Safe and convenient pedestrian access
 - Neighborhood-scale identity



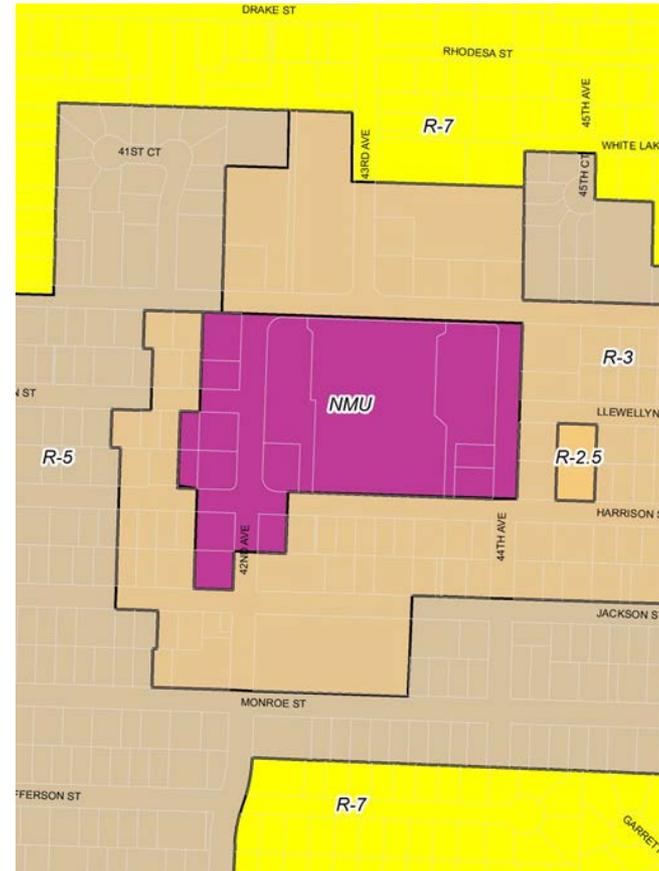
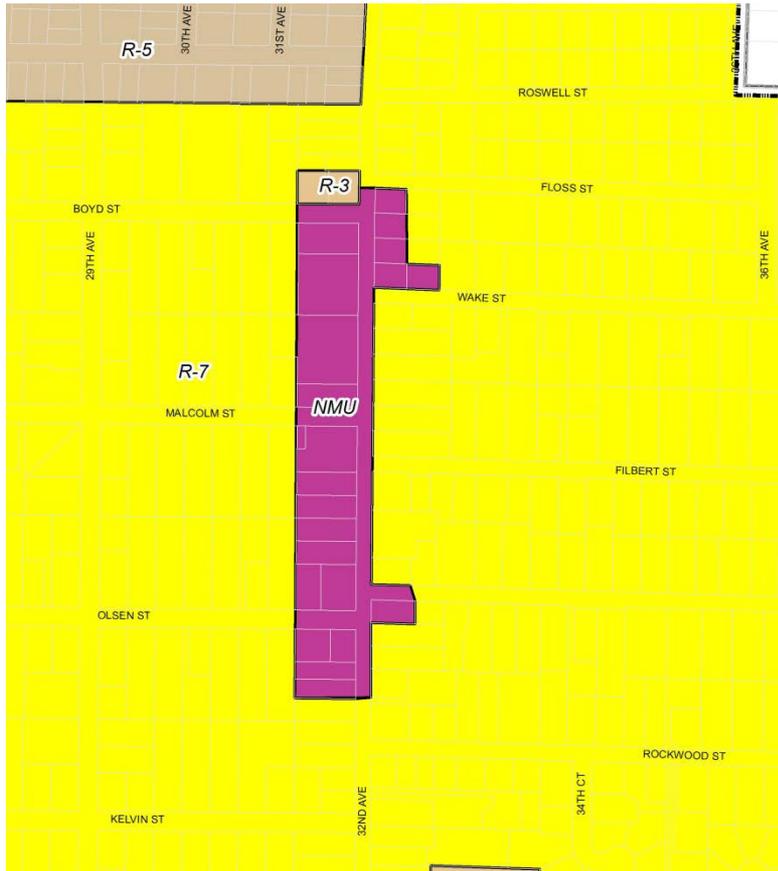
NMS Draft Code Amendments

Existing Zoning



NMS Draft Code Amendments

Proposed Zoning



NMS Draft Code Amendments

Proposed Permitted Uses

- No change:
 - Allow office, retail, personal services
- New:
 - Allow coffee shops/cafes, theaters, day care on 32nd
 - Prohibit auto sales
 - Size limitations on non-residential uses
 - Allow residential in mixed-use buildings
- Direction needed:
 - Permitted uses
 - Size restrictions



NMS Draft Code Amendments

Proposed Development Standards

- No change:
 - Height limits
 - Off-street parking requirements
- New/Revised:
 - Minimum lot size requirement
 - Maximum setbacks
 - No parking between building and street
- Direction needed:
 - Maximum setbacks



NMS Draft Code Amendments

Proposed Design Standards

- Currently no standards
- New:
 - Corners
 - Weather protection
 - Building materials
 - Ground floor transparency



NMS Draft Code Amendments

Key Discussion Questions



NMS Draft Code Amendments

Key Questions – General Approach

- 2012 Proposal:
 - Same regulations apply to 32nd and 42nd avenues
- Question:
 - Should 32nd Ave and 42nd Ave be treated differently or the same?
- Considerations:
 - Permitted uses
 - Scale of development



NMS Draft Code Amendments

Key Questions – General Approach

- 32nd Ave: Neighborhood commercial development pattern
- 42nd Ave: Suburban development pattern



NMS Draft Code Amendments

Key Questions – Use Standards

- 2012 Proposal:
 - Auto sales should be prohibited.
 - Drinking establishments should be prohibited.
- Question:
 - Should these uses be prohibited?
 - Should they be allowed as conditional uses?
- Considerations:
 - Would make existing auto sales nonconforming
 - Drinking establishments can include brew pubs



NMS Draft Code Amendments

Key Questions – Use Standards

- More than 75% of survey respondents wanted to prohibit automobile sales
- 1 existing automobile sale business would become nonconforming
- Participants were concerned about noise and impacts from drinking establishments (bars/taverns) but supported pubs/brew pubs



NMS Draft Code Amendments

Key Questions – Use Standards

- 2012 Proposal:
 - Non-residential commercial uses should limited to 10,000-15,000 sq ft
 - Larger uses through Conditional Use approval
- Question:
 - Should there be a size limit?
- Considerations:
 - Would make Safeway nonconforming (~46,000 sf)
 - Conditional use review does not guarantee smaller sizes



NMS Draft Code Amendments

Key Questions – Use Standards

Business	Square Footage
Super Burrito	2,400
Milwaukie 7-Eleven	2,700
Applebee's (typical size)	5,000
Lisac's Stoves	9,300
Trader Joe's (typical size)	10,000-15,000
Walgreens (typical size)	14,500
Blue Awning Building (32nd Ave)	15,000



NMS Draft Code Amendments

Key Questions – Use Standards

- 2012 Proposal:
 - All residential uses are allowed only as conditional uses (no change to 32nd Ave allowances)
 - Not currently allowed in 42nd Ave area
- Question:
 - Should standalone residential uses be allowed (rowhouses, multifamily)?
- Considerations:
 - Could encroach into potential commercial development
 - Could make existing MFR conforming



NMS Draft Code Amendments

Key Questions – Development Standards

- 2012 Proposal:
 - Remove off-street parking requirements
- Question:
 - Should off-street parking requirements be removed?
- Considerations:
 - Off-street parking currently reduced by 50%
 - Additional 10% reductions for location near frequent bus route
 - Neighborhood concerns about on-street parking



NMS Draft Code Amendments

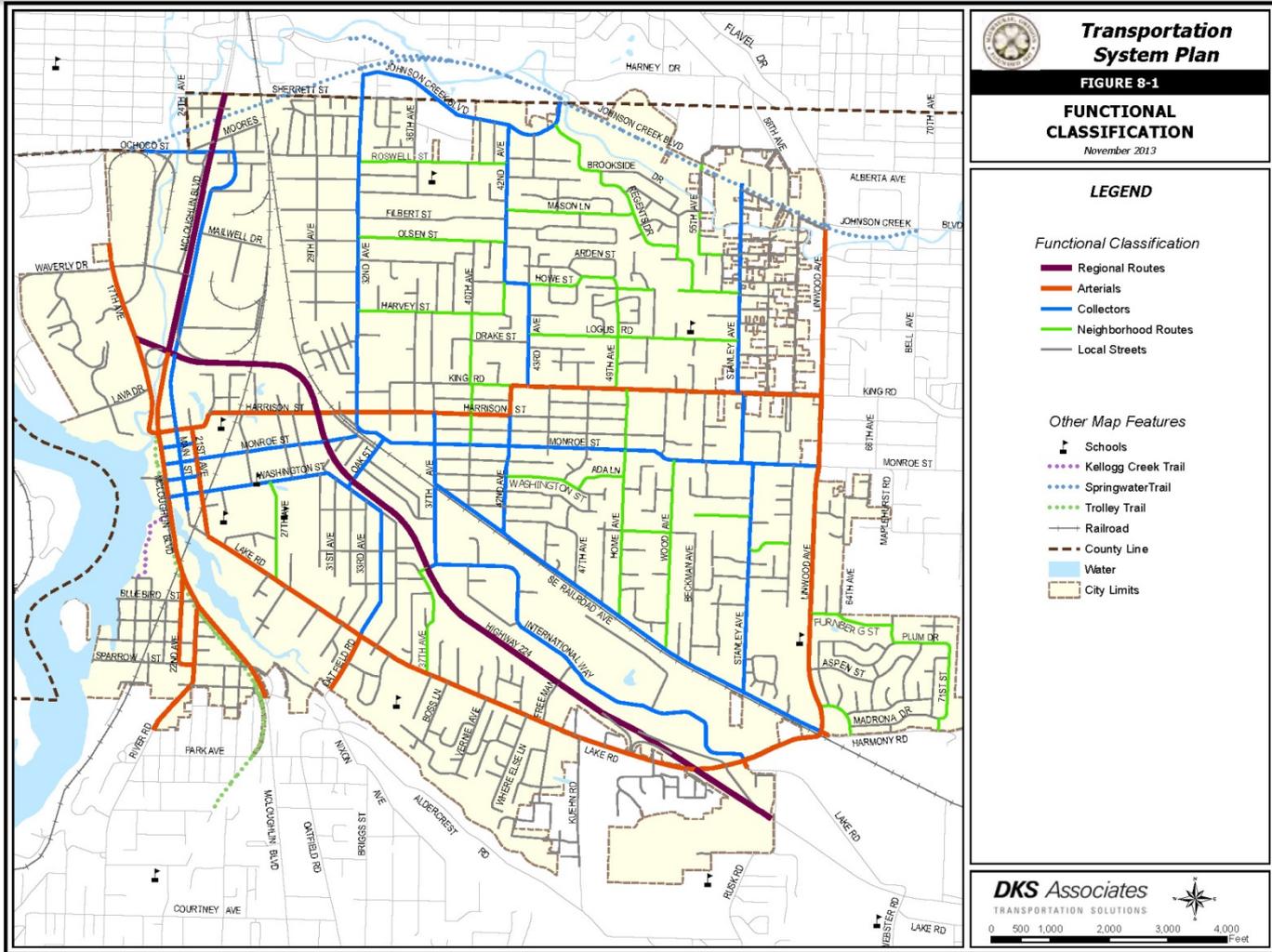
Key Questions – Design Standards

- 2012 Proposal:
 - No minimum setback (no change)
 - Establish maximum setback
- Question:
 - Should zero setbacks continue to be allowed?
- Considerations:
 - Sidewalk-tight buildings create pedestrian-friendly environment
 - Additional setback requirements from 32nd and 42nd Ave



NMS Draft Code Amendments

32nd Avenue Setbacks



NMS Draft Code Amendments

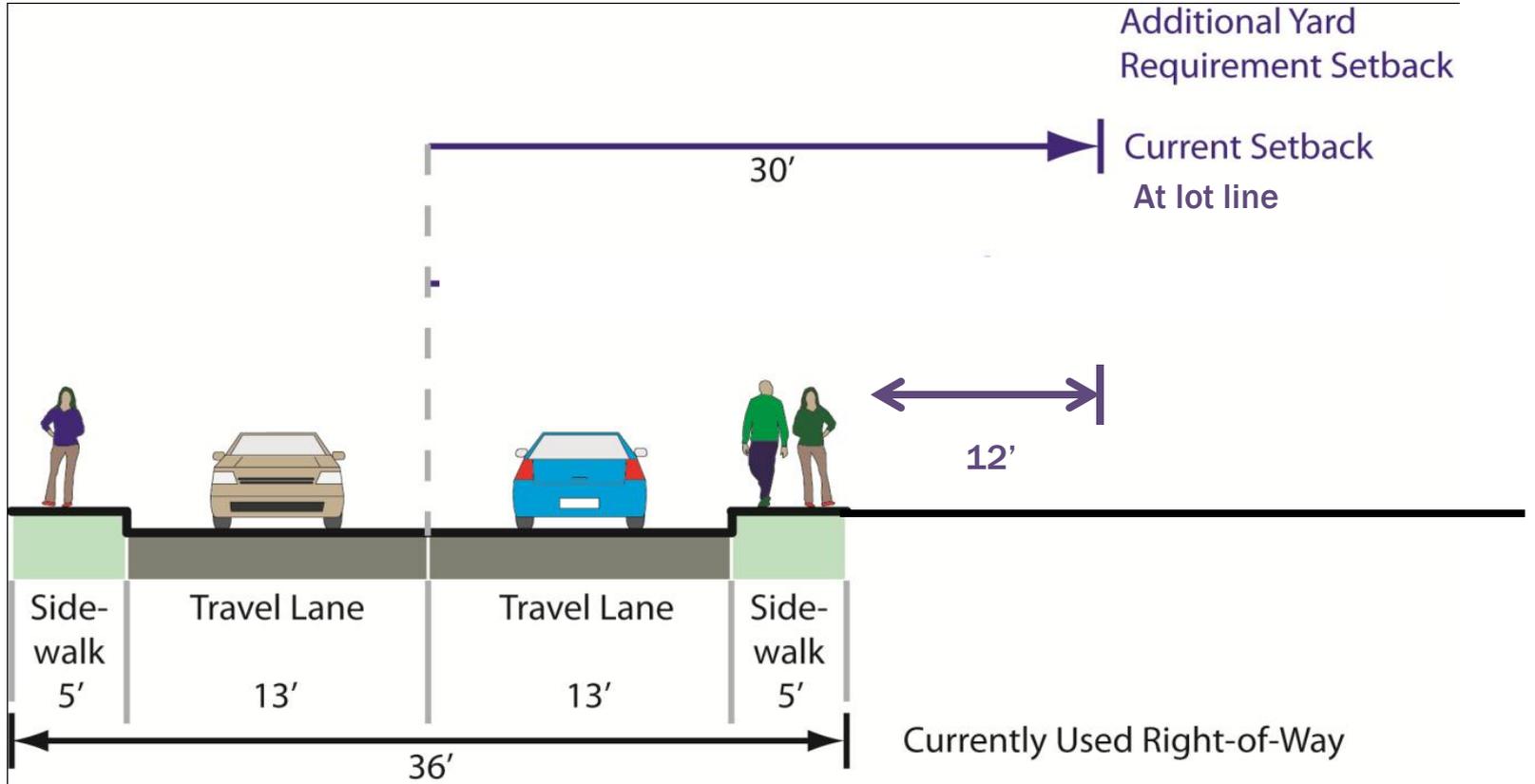
32nd Avenue Setbacks

- Current width is 36-40 ft
- Planned width is 60 ft (travel lanes, parking, wider sidewalks and/or street trees)
- Additional right-of-way acquired through redevelopment



NMS Draft Code Amendments

32nd Avenue Setbacks



NMS Draft Plan & Code Amendments

Questions or Comments?



NMS Public Event

Overview

- Date: May 6, 2015
- Purpose: Confirm policy direction from 2012 project
 - Is it still valid?
 - Has anything changed?
- Activities: Visual Preference Survey and instant polling
 - Development and design standards
 - Other?
- Location: TBD



Next Steps

Downtown:

- City Council study session – 4/23
- City Council hearing - 5/5

Central Milwaukie:

- Planning Commission worksession – 4/14
- Planning Commission hearing – 4/28

Neighborhood Main Streets

- Public Event: kick-off - 5/6
- Next (Final!) PAC meeting - 5/21
- Public Event: code amendments – 6/3
- Planning Commission hearings - July 2015



Thanks!

www.milwaukieoregon.gov/planning

Please Visit the Web Site for Updates

The screenshot shows the Milwaukie website's planning section. At the top, there is a search bar with the text "Find it here!" and a magnifying glass icon. Below the search bar is the Milwaukie logo, which consists of a circular emblem with a dogwood flower and the text "MILWAUKIE Dogwood City of the West". To the right of the logo is a green navigation bar with the following links: "OUR COMMUNITY", "BUSINESS", "DEPARTMENTS", and "E-SERVICES". Below the navigation bar is a large banner image of white dogwood flowers. In the bottom right corner of the banner, the word "Planning" is written in white, with "(Contact Us)" in smaller text below it. Below the banner is a dark brown navigation bar with the following links: "Planning FAQs", "Overview", "Documents", "Projects", "Development Review", and "Forms, Applications, and Checklists". Below this bar is a breadcrumb trail: "Home » Planning Home » Projects » Current Projects » Moving Forward Milwaukie: Enhancing Our Commercial Districts". The main content area is titled "Moving Forward Milwaukie: Enhancing Our Commercial Districts". It features a paragraph of text, a photograph of an outdoor commercial area with tables and umbrellas, and a section titled "Current Projects" with a list of items. Below the "Current Projects" section is a section titled "Planning Meetings" with a list of items.

Find it here!

MILWAUKIE
Dogwood City of the West

OUR COMMUNITY BUSINESS DEPARTMENTS E-SERVICES

Planning
(Contact Us)

Planning FAQs Overview Documents Projects Development Review Forms, Applications, and Checklists

Home » Planning Home » Projects » Current Projects » Moving Forward Milwaukie: Enhancing Our Commercial Districts

Moving Forward Milwaukie: Enhancing Our Commercial Districts

The goal of the Moving Forward Milwaukie project is remove barriers and encourage appropriate development in Milwaukie's commercial areas. A healthy community needs thriving and vibrant commercial districts. Building on the Insights of several past studies, *Moving Forward Milwaukie* will strengthen and revitalize Milwaukie's most important commercial hubs.



Current Projects

- ▼ Moving Forward Milwaukie
 - ◆ Project Background
 - ◆ Opportunity Site Planning
 - ▼ Community Involvement
 - ◆ Submit Comments
 - ◆ Monroe Street Neighborhood Greenway Concept Design Project
 - ◆ Sign Code Amendments - Public Art Mural Program
 - ◆ Bicycling in Milwaukie

Planning Meetings

Planning Commission - Cancelled
Tue, Aug 12th 6:30pm
City Hall Council Chambers
Design and Landmarks Committee

