



# Moving Forward Milwaukie Advisory Committee #8

Moving Forward Milwaukie • September 29, 2014

# Project Goals

- The goals of the Moving Forward Milwaukie project are:
  - Remove barriers
  - Create incentives
  - **Focus on implementation - let good things happen!**



# Meeting Objectives

- Introduce the draft Central Milwaukie Plan
- Discuss the Central Milwaukie Plan key concepts
- Discuss the Guiding Principles and the Fundamental Concepts
- Take a Virtual tour of Central Milwaukie to discuss proposed implementation strategies



# Meeting Objectives

## Advisory Committee Meetings

9/29

Central Milwaukie Land Use and Transportation Plan

11/6

Central Milwaukie Land Use and Transportation &  
Neighborhood Main Streets Plan and Code Amendments

12/4?

Neighborhood Main Streets Plan and Code Amendments



# Central Milwaukie

## Land Use and Transportation Plan



# Central Milwaukie

## Plan Development

### **How did we get here?**

- Community workshop
- PAC input
- Building prototype testing on key sites
- Public meeting/open house
- City staff and consultant team meetings



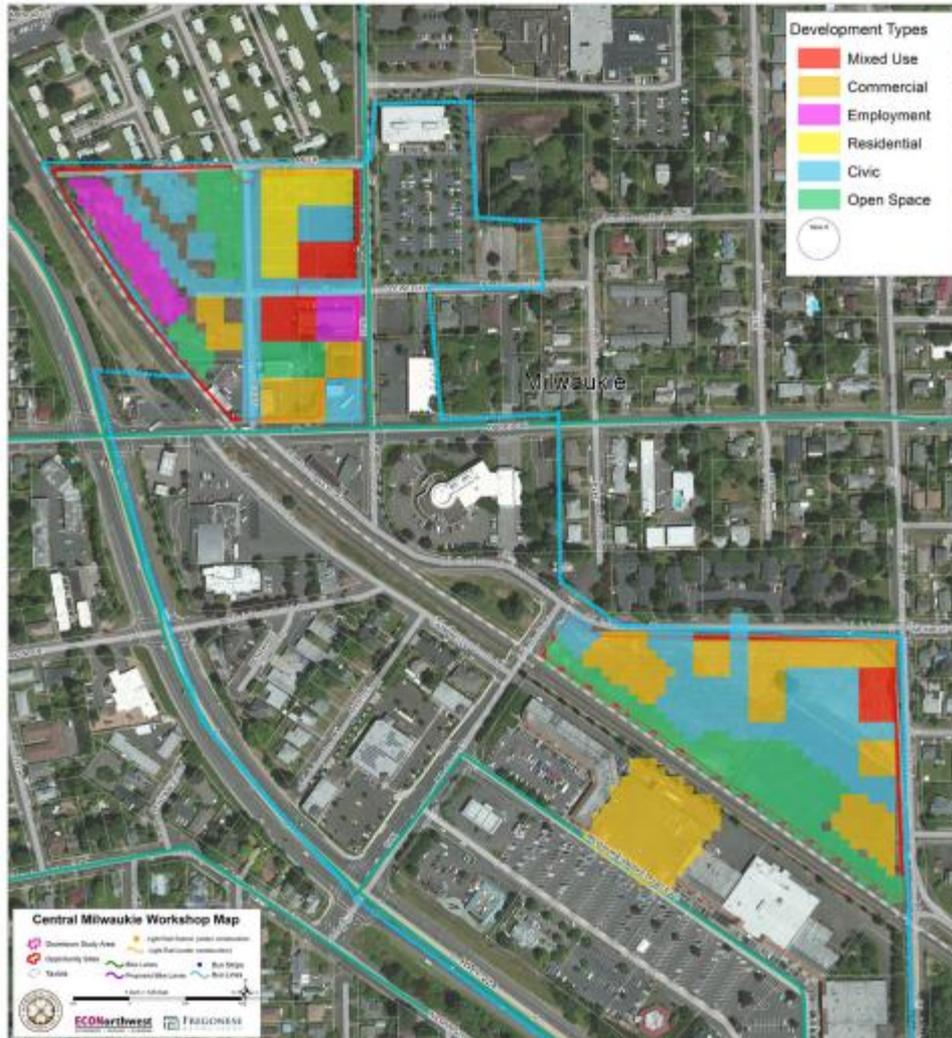
# Central Milwaukie

October 2013 Community Workshop Results - Group #2



# Central Milwaukie

October 2013 Community Workshop Results - Group #2



# Central Milwaukie

## October 23 Workshop Results – Visual Preference Survey



# Central Milwaukie

November 2013 PAC Exercise

## McFarland



	MAXIMUM FLOORS						
	1	2	3	4	5	6	7+
FLEX SPACE / EMPLOYMENT				● ●	●		
RESIDENTIAL					● ●		
MIXED-USE WITH OFFICE • Office (Buffer for Railroad) • Residential • Residential Above Commercial • Parks			●	● ● ● ●	● ● ● ●		
MIXED-USE WITH FLEX • Flex Space (Buffer for Railroad) • Residential • Residential Above Commercial • Parks				● ● ● ●	● ● ● ●		
OTHER 1 Mixed use Res./Com. + Museum (art + history)				● ●	●		
OTHER 2 Sports/rec center			●	● ● ● ● ● ●			
OTHER 3							

## Murphy



	MAXIMUM FLOORS						
	1	2	3	4	5	6	7+
FLEX SPACE / EMPLOYMENT		●					
RESIDENTIAL		●					
CENTER OF EXCELLENCE FOR SENIOR CARE • Senior Housing • Medical Office Space • Small Retail/Commercial • Parks (Buffer for Railroad)			●	● ● ● ● ● ● ● ●	● ● ● ● ● ● ● ●	● ● ● ● ● ● ● ●	
MIXED-USE • Flex Space (Buffer for Railroad) • Residential • Residential Above Commercial • Parks			● ● ● ● ● ● ● ●	● ● ● ● ● ● ● ●	● ● ● ● ● ● ● ●		
OTHER 1 Rec + Ent. District (Chelsea Piers, NYC)			● ● ● ● ● ● ● ●	● ● ● ● ● ● ● ●			
OTHER 2							
OTHER 3							



# Land Use & Transportation Plan

## Discussion Draft

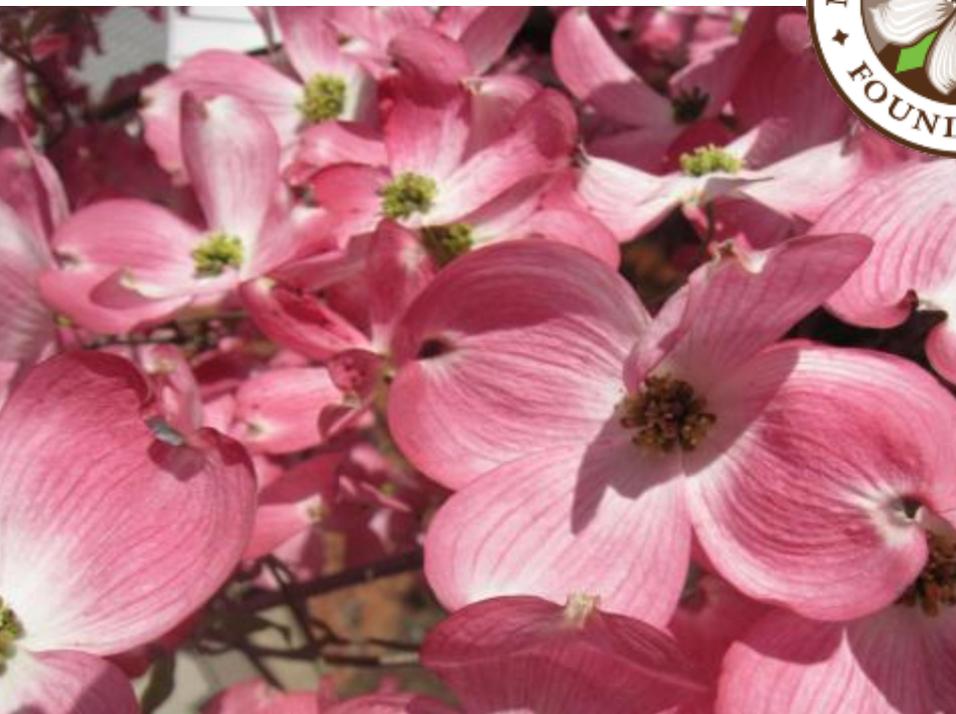
- Draft plan for discussion with the PAC
- Tonight's meeting:
  - Plan Overview & Objectives
  - Guiding Principles
  - Fundamental Concepts
  - Existing Conditions
  - Proposed Land Use and Urban Design Concepts
  - Proposed Transportation Concepts





# Central Milwaukie Land Use & Transportation Plan

September 2014 Draft



# Land Use & Transportation Plan

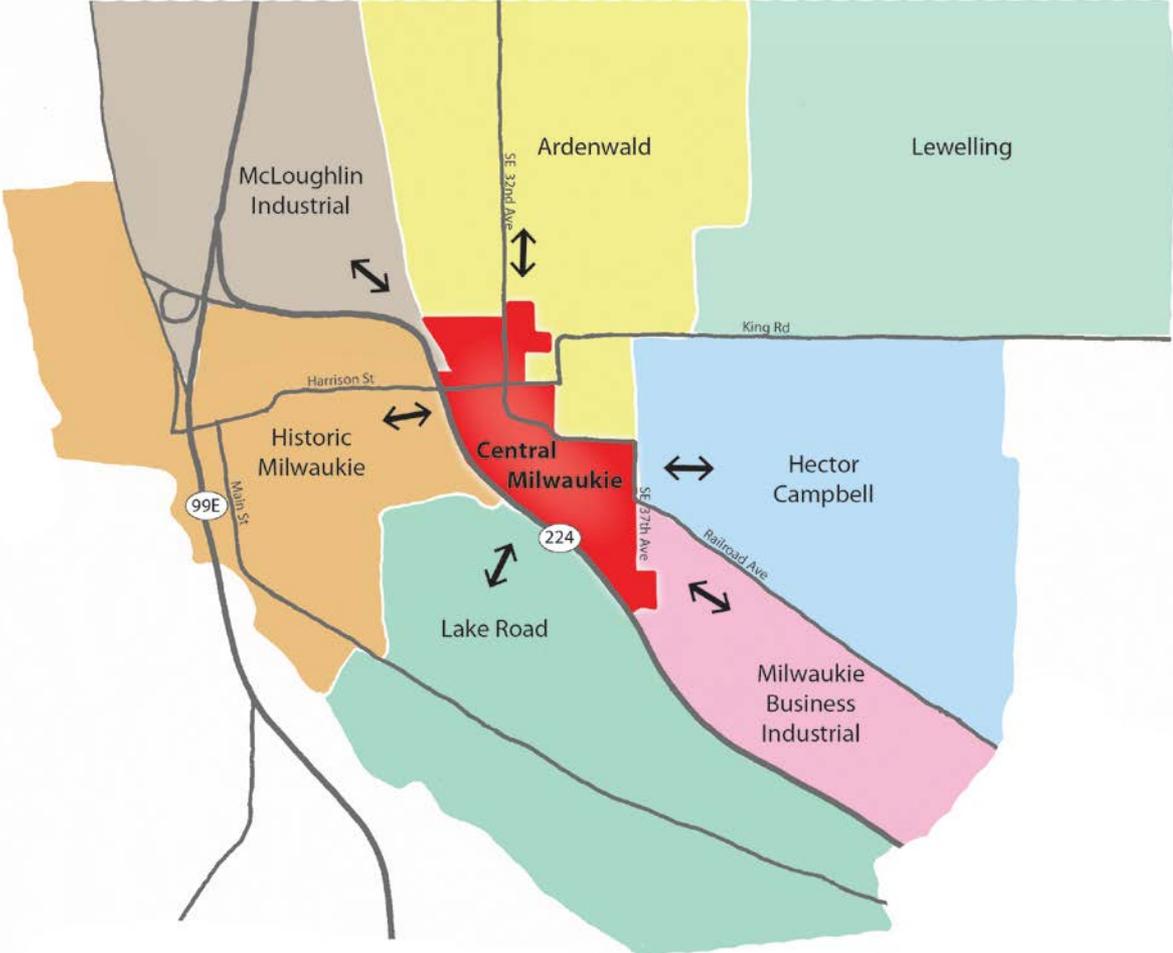
## Plan Overview

- The LU&T Plan is part of the Comprehensive Plan
- It provides the first official vision for development in all of Central Milwaukie
- Builds off of:
  - Opportunity site development concepts
  - Transportation evaluation memo
  - Action and Implementation Work Program strategies and actions
  - Public input received to date



# Land Use & Transportation Plan

## Planning Area



# Land Use & Transportation Plan

## Plan Elements

1. Fundamental concepts
2. Existing conditions
3. Land Use and Transportation Framework
  - Land Use & Urban Design
  - Circulation and infrastructure
4. Implementation
  - Comprehensive Plan amendments
  - Zoning Ordinance amendments



# Existing Conditions Diagram

## Key

-  Study Area Boundary
  -  Railroad Tracks (Circulation Barrier)
  -  Milwaukie Expressway/Hwy 224 (Circulation Barrier)
  -  Primary Connections
  -  Stable Existing Neighborhoods
- Existing Land Use:
-  Commercial
  -  Single-Family Residential
  -  Multi-Family Residential
  -  Industrial
  -  Vacant
  -  Park/Open Space



# Land Use & Transportation Plan

## Guiding Principles

- Foster a sense of place in Central Milwaukie; promote an identity and a vision
- Maintain and improve Central Milwaukie as the City's primary commercial center
- Enhance the area's value to the community
- Enhance economic opportunities in the area
- Add residential uses to create a district that is lively and active
- Maintain an overall character complementary to and protective of surrounding neighborhoods
- Improve access to and within the area for pedestrians, cyclists and vehicles



# Land Use & Transportation Plan

## Fundamental Concepts

- Facilitate development of the Murphy and McFarland opportunity sites
- Promote high-quality, human-scale urban design that is complementary to the surrounding area
- Integrate a range of housing types into new mixed-use development
- Improve connectivity within the district with easily-accessible multimodal pathways that are safe and attractive
- Improve external connections to the district



# Fundamental Concept Diagram



## Key

-  Study Area
-  Stable Existing Neighborhood
-  Ped/Bike Greenway
-  Priority enhanced pedestrian crossings
-  Catalyst sites

# Land Use & Transportation Plan

## Proposed Land Use & Urban Design Implementation

- General Mixed Use Zone
- Neighborhood Mixed Use Zone or Overlay
- Flex Space/Light Industrial Overlay
- Increase open space
- Use Edge Treatments to Create Transition Zones Between New Development and Existing Residential



# Proposed Land Use Diagram

## Key

-  Catalyst sites
-  General Mixed-Use
-  Neighborhood Mixed Use
-  Mixed-Use with Flex Space Overlay
-  Commercial
-  Institutional
-  Industrial
-  Parks/Open Space/Schools
-  New Parks/Open Space

## Unifying Treatments:

-  Commercial Edge Treatment
-  Residential Edge Treatment
-  Neighborhood transition area



# Land Use & Transportation Plan

## Proposed Transportation/Circulation Implementation

- Targeted Street Upgrades
- Additional pedestrian connections to and within the area
- More bike connections within the area
- Create more vehicle access points and connections to and within the area
- Enhance Transit Connections to the Area



# Transportation/ Circulation Diagram

## Key

- Study Area
- Primary Connections
- Key intersections
- Potential Access Points
- Primary Bicycle Routes
- Ped/Bike Connection Opportunities
- New Public Streets
- Street Upgrades



# Land Use & Transportation Plan

## Virtual Tour Itinerary

- Google Earth and Google Street View
- 11 total stops
- We'll discuss plan recommendations at each "stop"



# Instant Polling

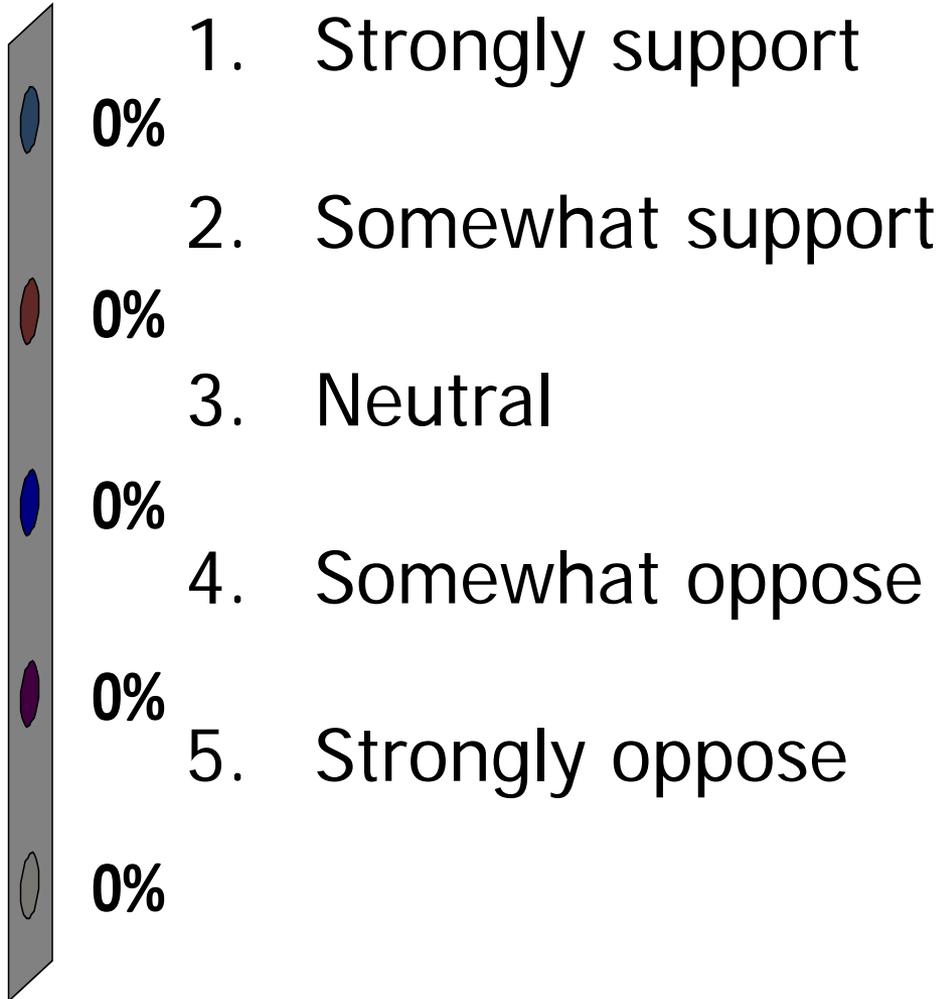


# Guiding Principles

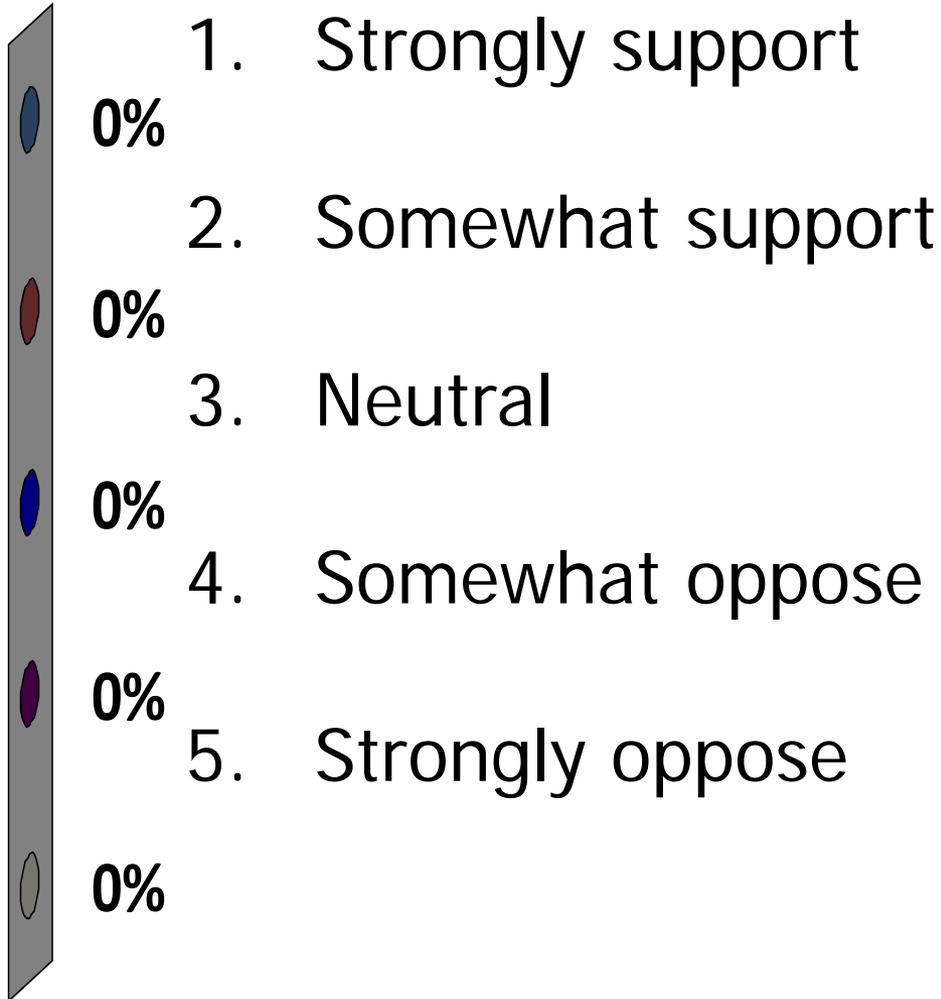
- Guiding Principles are high-level statements about Central Milwaukie's future.
- They are intended to capture citizen's values and priorities.
- They are the parameters within which the concepts must be consistent.
- Guiding Principles also help ensure the planning process for Central Milwaukie moves forward in a predictable manner
  - Consistent with the community's shared vision for how the area can evolve to enhance the City as a whole.



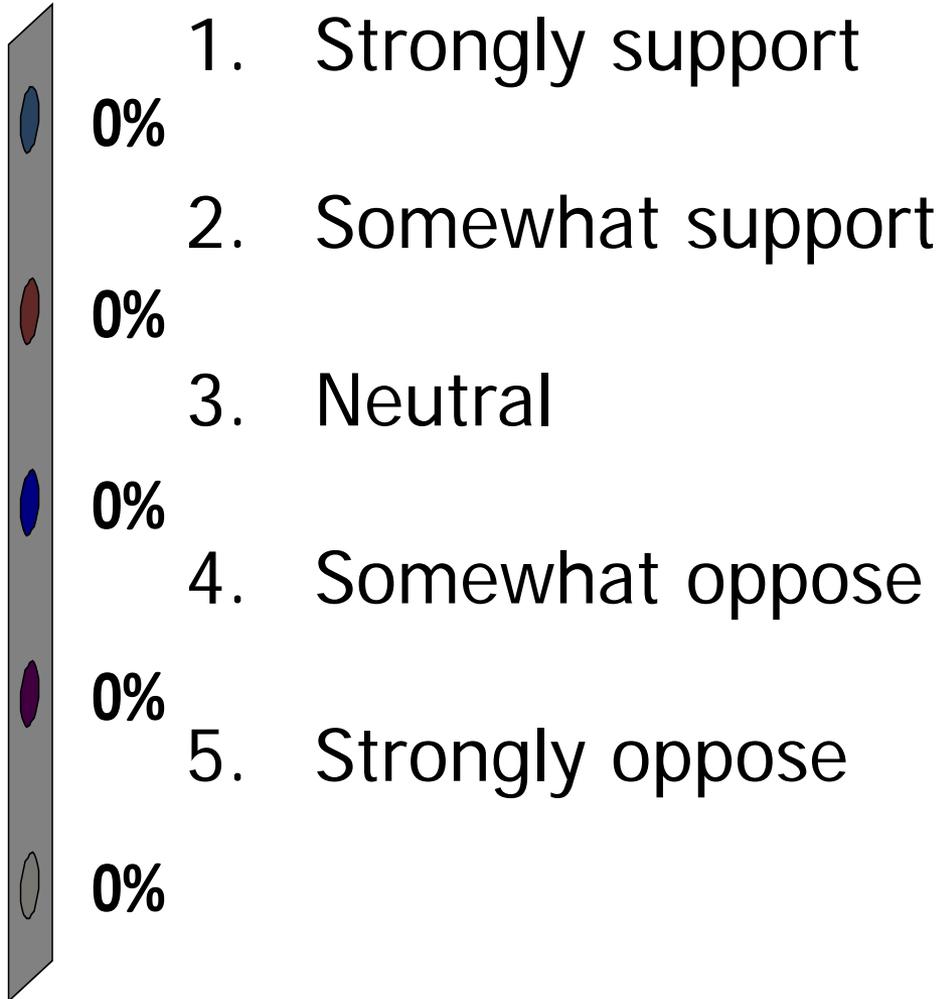
Foster a sense of place in Central Milwaukie; promote an identity and a vision.



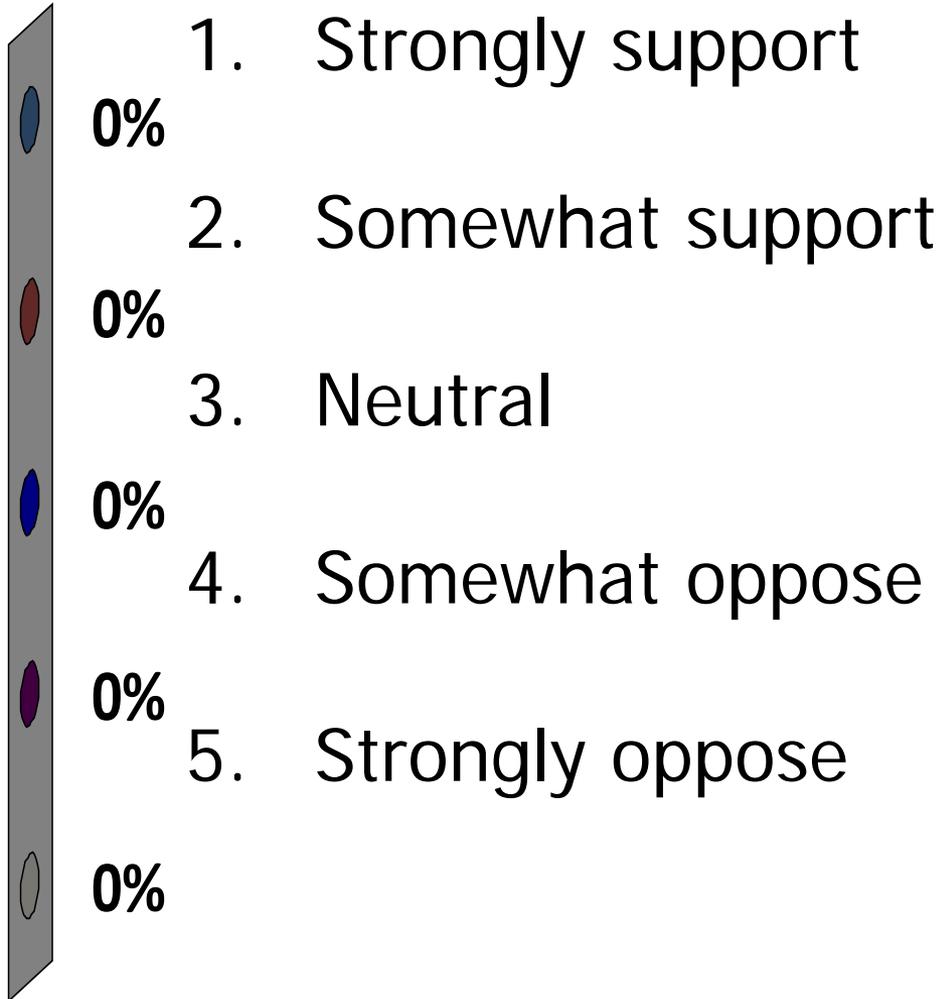
# Maintain and improve Central Milwaukie as the City's primary commercial center.



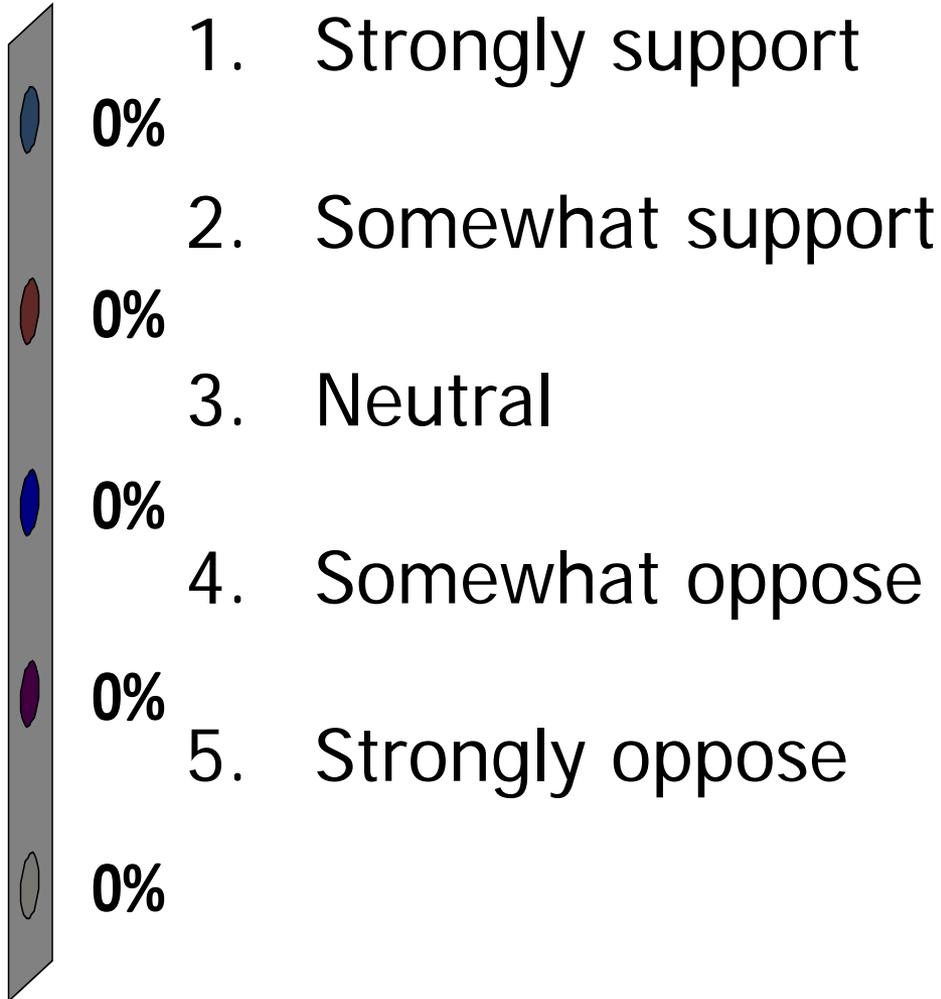
# Enhance the area's value to the community.



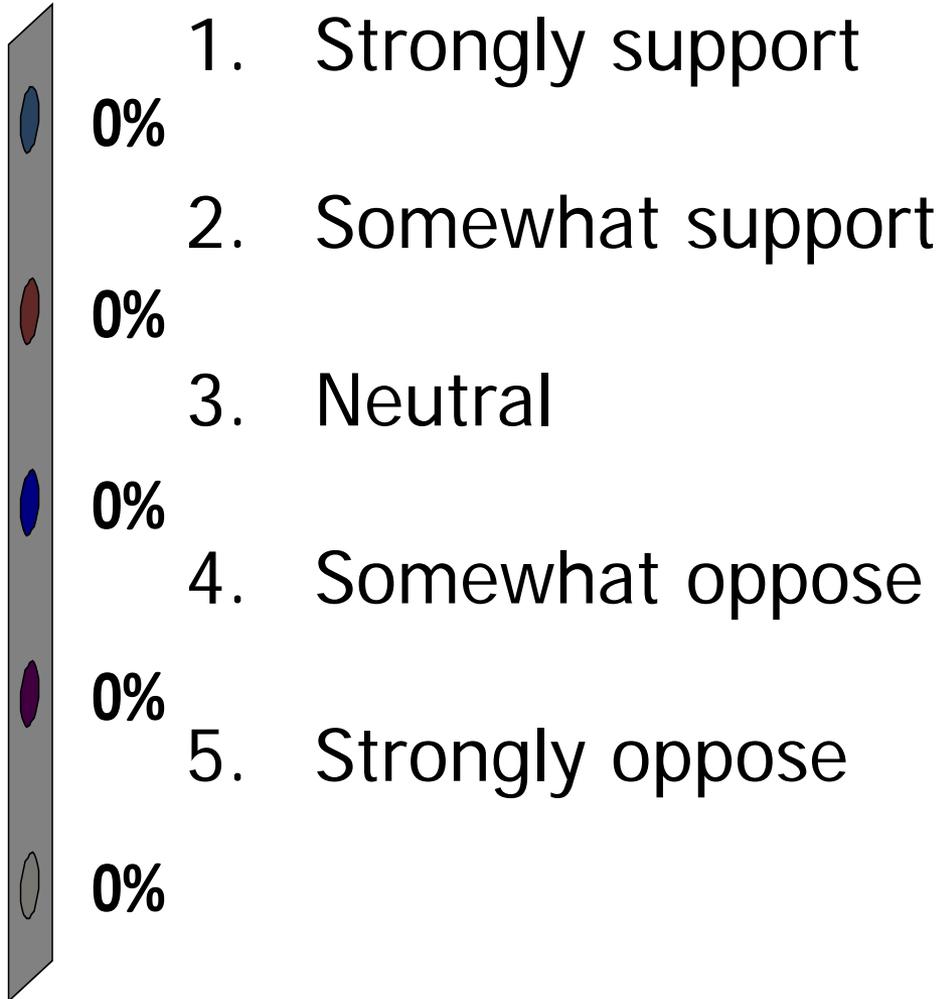
# Enhance economic opportunities in the area.



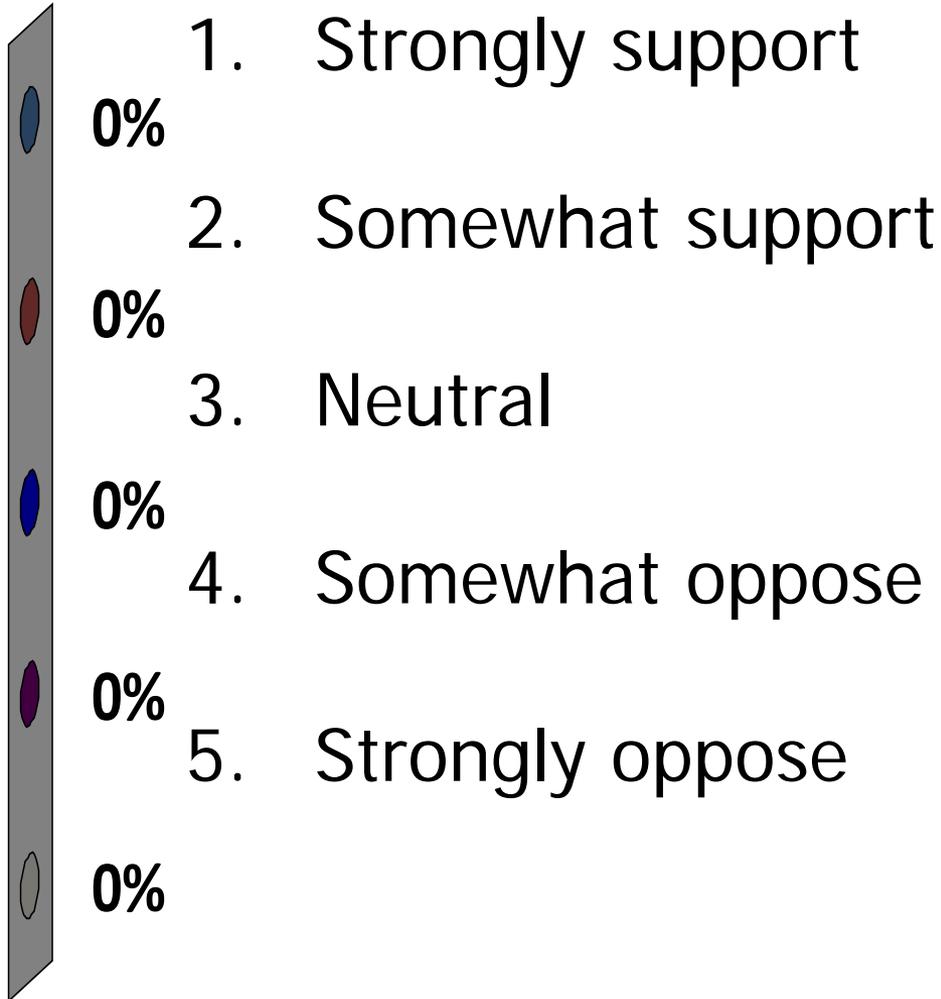
Add residential uses to create a district that is lively and active.



Maintain an overall character complementary to and protective of surrounding neighborhoods.



# Improve access to and within the area for pedestrians, cyclists and vehicles.

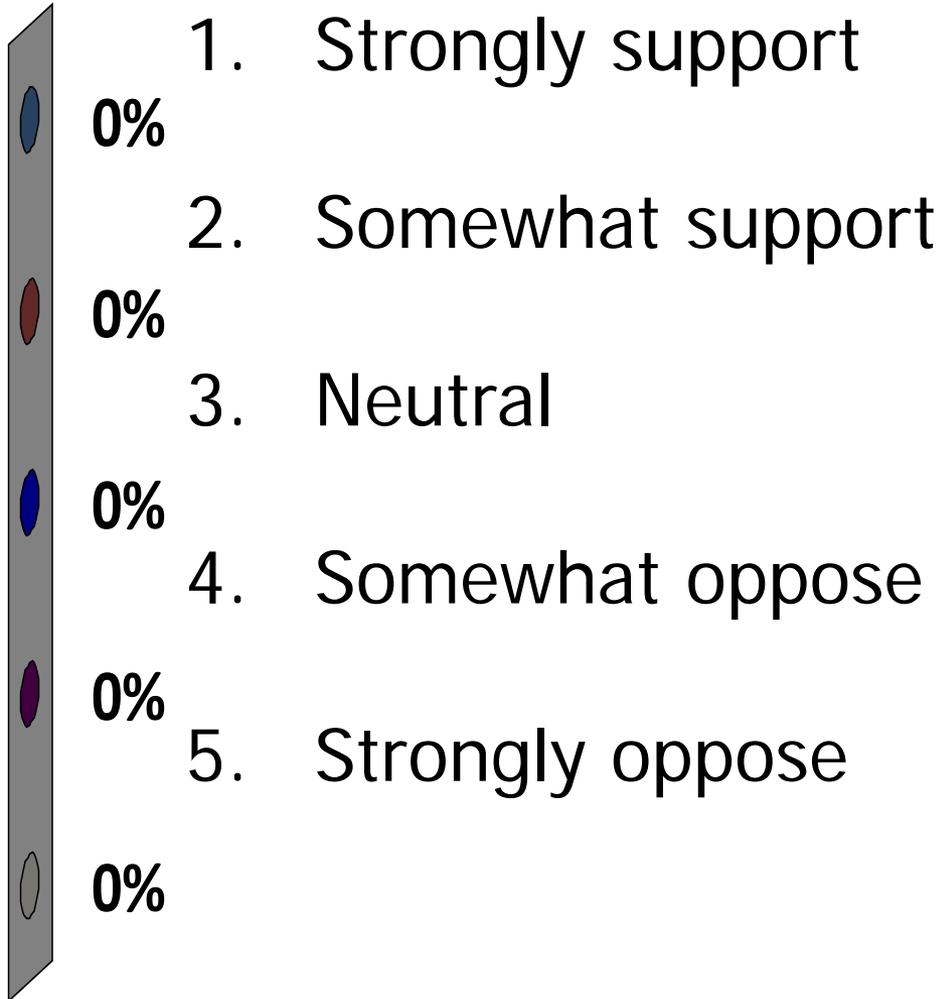


# Fundamental Concepts

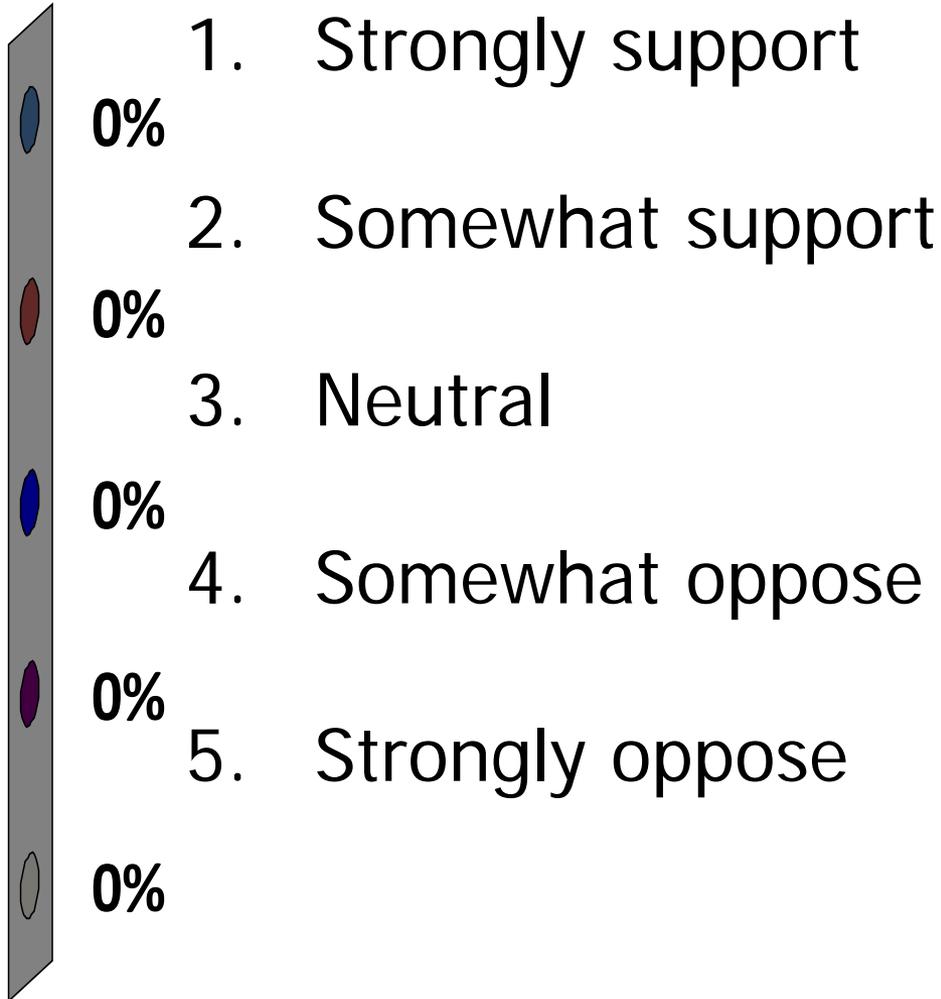
- Fundamental Concepts are a step between Guiding Principles and Implementation Strategies.
- They describe the approaches that can be used to realize the Guiding Principles.
- The Concepts are used to craft highly-specific implementation strategies and action plans.



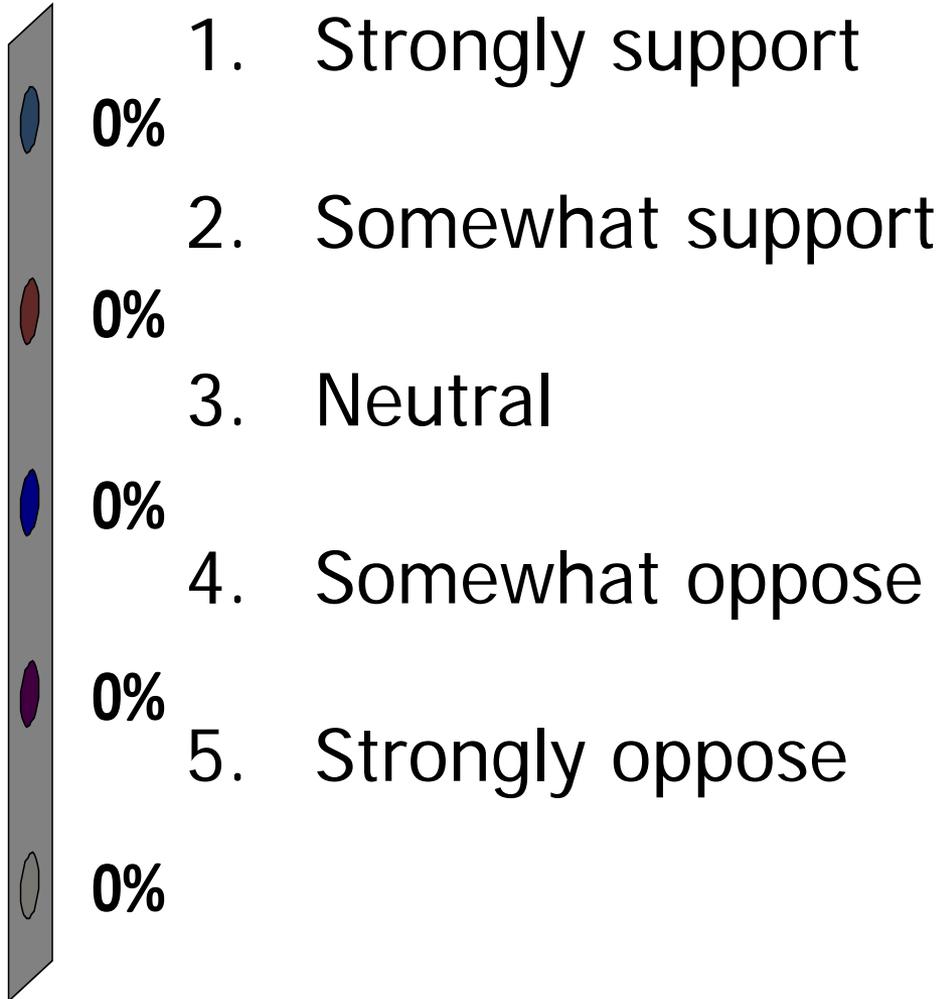
# Facilitate development of the Murphy and McFarland opportunity sites.



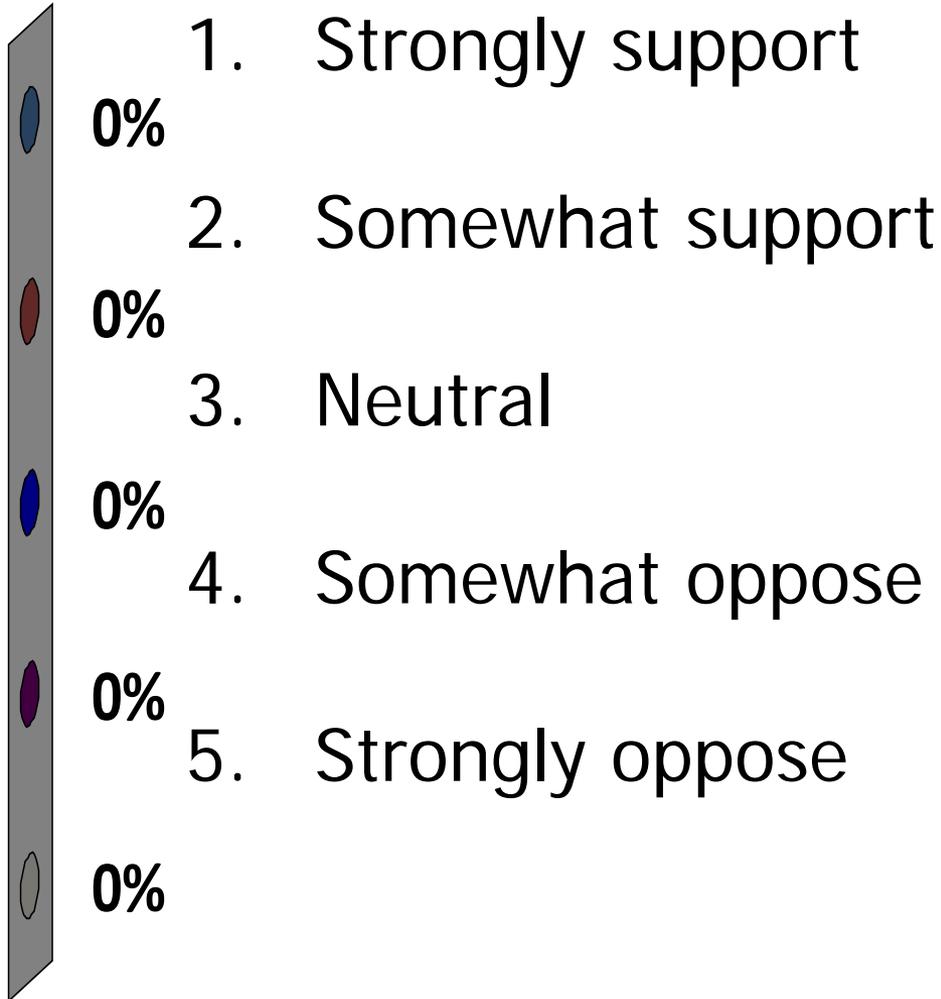
Promote high-quality, human-scale urban design that is complementary to the surrounding area.



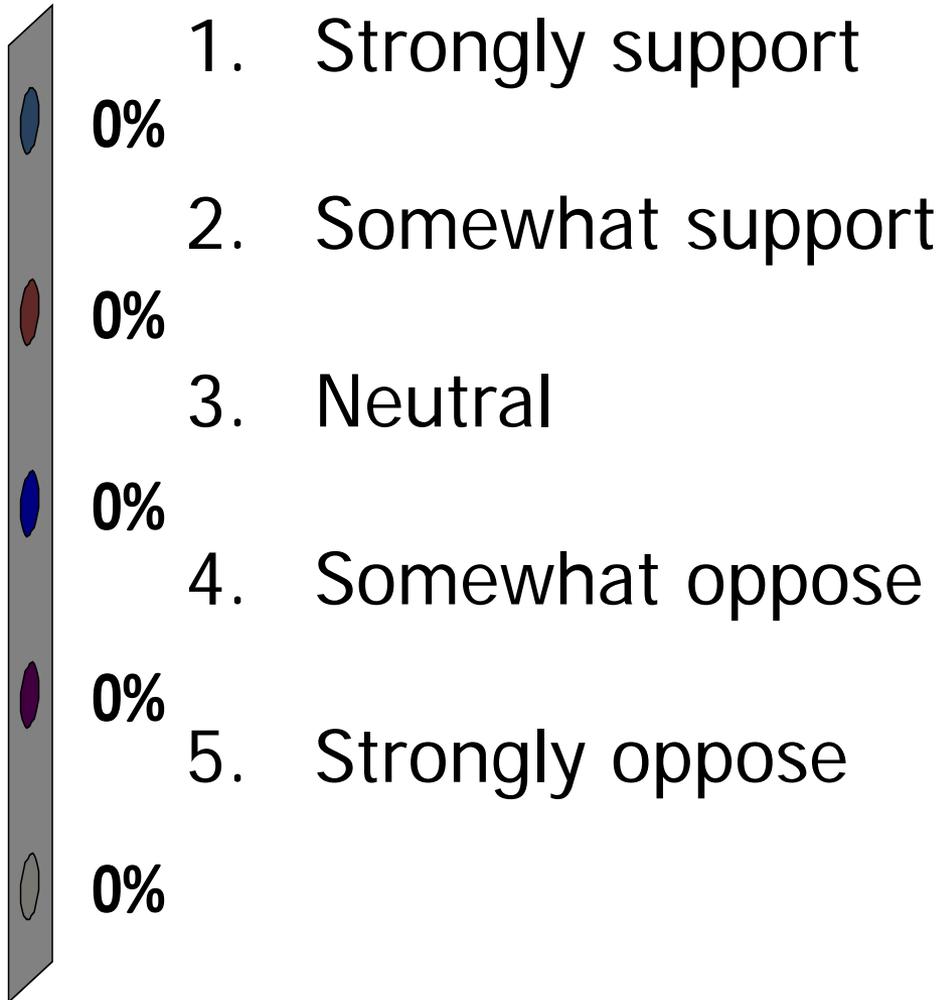
# Integrate a range of housing types into new mixed-use development.



Improve connectivity within the district with easily-accessible multimodal pathways that are safe and attractive.



# Improve external connections to the district.



# Feedback

## Poster Exercise

Poster Exercise:

Implementation of Land Use & Urban Design Concepts and  
Transportation Concepts



# Land Use & Transportation Plan

Any final comments or questions?

*Comments and questions are open to PAC members as well as the public in attendance.*



# Next Steps

- Planning Commission WS on proposed downtown code revisions: 10/14, 10/28, 11/12
- Public Event #4: Draft Downtown Plan and Code Amendments – 10/29
- PAC Meeting #9 (tentative): Central Milwaukie Plan and Code Amendments & Neighborhood Main Streets – 11/6
- Downtown Plan and Code Amendments: Public Hearing #1 – 11/25
- PAC Meeting #10 (tentative): Neighborhood Main Street Plan and Code Amendments – 12/3
- Public Event #5: Central Milwaukie– 12/4 (tentative)



# Thanks!

[www.milwaukieoregon.gov/planning](http://www.milwaukieoregon.gov/planning)

Please Visit the Web Site for Updates

The screenshot displays the Milwaukie Planning website. At the top left is the Milwaukie logo with the tagline "Dogwood City of the West". A navigation menu includes "OUR COMMUNITY", "BUSINESS", "DEPARTMENTS", and "E-SERVICES". A search bar is located at the top right. Below the navigation is a large banner image of white dogwood flowers with the word "Planning" and a "(Contact Us)" link. A dark ribbon contains a list of links: "Planning FAQs", "Overview", "Documents", "Projects", "Development Review", and "Forms, Applications, and Checklists". The main content area shows the breadcrumb "Home » Planning Home » Projects » Current Projects » Moving Forward Milwaukie: Enhancing Our Commercial Districts". The title is "Moving Forward Milwaukie: Enhancing Our Commercial Districts". The text describes the goal of the project: to remove barriers and encourage appropriate development in commercial areas. An image shows an outdoor commercial area with tables and umbrellas. A "Current Projects" sidebar lists: "Moving Forward Milwaukie" (with sub-items: Project Background, Opportunity Site Planning, Community Involvement, Submit Comments), "Monroe Street Neighborhood Greenway Concept Design Project", "Sign Code Amendments - Public Art Mural Program", and "Bicycling in Milwaukie". A "Planning Meetings" sidebar lists: "Planning Commission - Cancelled Tue, Aug 12th 6:30pm", "City Hall Council Chambers", and "Design and Landmarks Committee".

**MILWAUKIE**  
*Dogwood City of the West*

OUR COMMUNITY BUSINESS DEPARTMENTS E-SERVICES

Find it here!

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.

**Overview**  
Milwaukie has multiple commercial areas, including downtown, central Milwaukie, and other smaller commercial nodes throughout the city. *Moving Forward Milwaukie* seeks to define what the community wants to see in these commercial areas and how to get it.

Each commercial area in the City needs different kinds of work. Some need a plan - a vision for the character and function of the area. Some need development analysis to

### 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

