

AGENDA

Steering Committee for Milwaukie Residential Standards Project

September 21, 2011

5:00 p.m. to 8:00 p.m.

City Hall Conference Room

Dinner will be provided

5:00 - Part 1. Multifamily residential design

- Presentation:
 - What is “multifamily development”?
 - Regulating multifamily development: what the City can & can't do
 - Proposed design standards
- Group discussion of the proposed approach
 - Are these the right goals?
 - Should we encourage objective or discretionary design review?
 - Are there other design features that should be encouraged or required?

6:00 - Part 2. Alternative forms of higher density housing

- Presentation:
 - How the code currently prevents development of rowhouses and cottage clusters
 - Proposal to remove existing code barriers
- Group discussion of the proposed approach

7:00 - Break for dinner

7:15 - Part 3. Conditional Uses in residential zones

- Presentation:
 - How Milwaukie currently restricts small offices and retail
 - Proposal to allow some office and retail uses conditionally in some areas
- Group discussion of the proposed approach

7:30 - Discussion summary and next steps

MEETING MATERIALS

The following documents are included in this mailing *for review and discussion at the meeting* (sent as hard copy, by request):

- Summary of proposed policies: Multifamily residential standards
- Draft code: Multifamily residential standards
- Architectural vocabulary and education excerpt (from the City of Gresham)
- June 30, 2011, meeting notes

If you would like *additional background* on the project and issues we will discuss, the following documents have recently been added to the project website:

- Illustrations of housing prototypes

See the back of this agenda for the full list of background material available on the project website.

STEERING COMMITTEE MEETING AGENDAS

- ✓ **Mtg #1, February:** Introduction, overview of existing policies, and problems to solve. (City staff)
- ✓ **Mtg #2, March 31:** Set the housing discussion in context, considering changes in demographic and housing development trends. Presentation of site prototypes to illustrate the City's existing standards. Discuss potential approaches to creating and administering single- and multi-family compatibility and design standards. Discuss different forms housing can take.
- ✓ **Mtg #3, April 25:** No committee meeting; instead committee members should attend the public workshop on Housing Choices for Milwaukie. Will include descriptions of different types of housing, why people choose different housing types for different points in their lives. Housing choices workshop will set the context for the discussion of the types of housing that is or should be allowed in Milwaukie.
- ✓ **Mtg #4, May 19:** Staff will report on feedback from the public survey, interviews, focus group meetings, and workshops. Committee will reflect on input received to date; discuss issues; and craft preliminary SFR policy recommendations on where to go from here.
- ✓ **Mtg #5, June 30:** Staff presentation of current SFR development standards, issues, and options.
- ✓ **No meetings July & August.**
- ✓ **Mtg #6, Sept 21:** Presentation of draft MFR design and development standards; recommendation on MFR design and development standards; recommendation on conditional uses in residential zones.

BACKGROUND MATERIAL

Available at <http://www.ci.milwaukie.or.us/planning/residential-development-standards-update-project>. Any of these documents can be mailed to SC members upon request.

- Project "Untouchables"
- Project Core Issues Diagram
- Background:
 - Smart Development Code Assessment Action Plan
 - Smart Development Code Assessment Final Report
 - Summary of Existing Milwaukie Residential Development Standards
 - Summary of Milwaukie Comprehensive Plan Residential Policies
 - History of the City's Residential Development Standards
 - Staff reports for the Planning Commission and City Council
- Community Involvement and Outreach
 - Public Outreach Summary
 - Community Survey Summary Report
 - Community Interview Results
 - Pilot Articles (March, April, May, & June)
 - Steering Committee Meeting Notes
 - Stakeholder Focus Group Notes
 - Planning Commission Briefings
 - City Council Briefings
 - Housing Choices Workshop Notes
- Demographic Trends and Housing Choices
 - Future Housing Trends in Milwaukie
 - Infill Housing Self-Guided Tour
 - Illustrations of Housing Prototypes
 - Summary Sheets:
 - Changing Demographics and Housing Choices
 - Infill Housing: Tenancy, Typology, and Design
 - Infill Compatibility Issues and Contextual Design
- Current and Proposed Policies
 - Current Residential Development Standards (reformatted)
 - Case Study Site Illustrations
 - Summary of City's Allowed Housing Typologies
 - Housing Type by Zone
 - Single-Family Residential Design Standards: Proposed Policies
 - Single-Family Residential Development Standards: Issues and Options
 - Single-Family Residential Development Standards: Potential Modifications
 - Multifamily Residential Development and Design Standards: Proposed Policies