

Milwaukie Tacoma Station Area Plan

Opportunity Site A:
Future retail /
commercial use

Mixed employment
and residential use

Opportunity Site B:
Mixed light industrial,
tech-flex, or office
employment with
supporting retail and
commercial uses.

Future
Park &
Ride

Springwater Corridor

Potential parking area
on portion of site

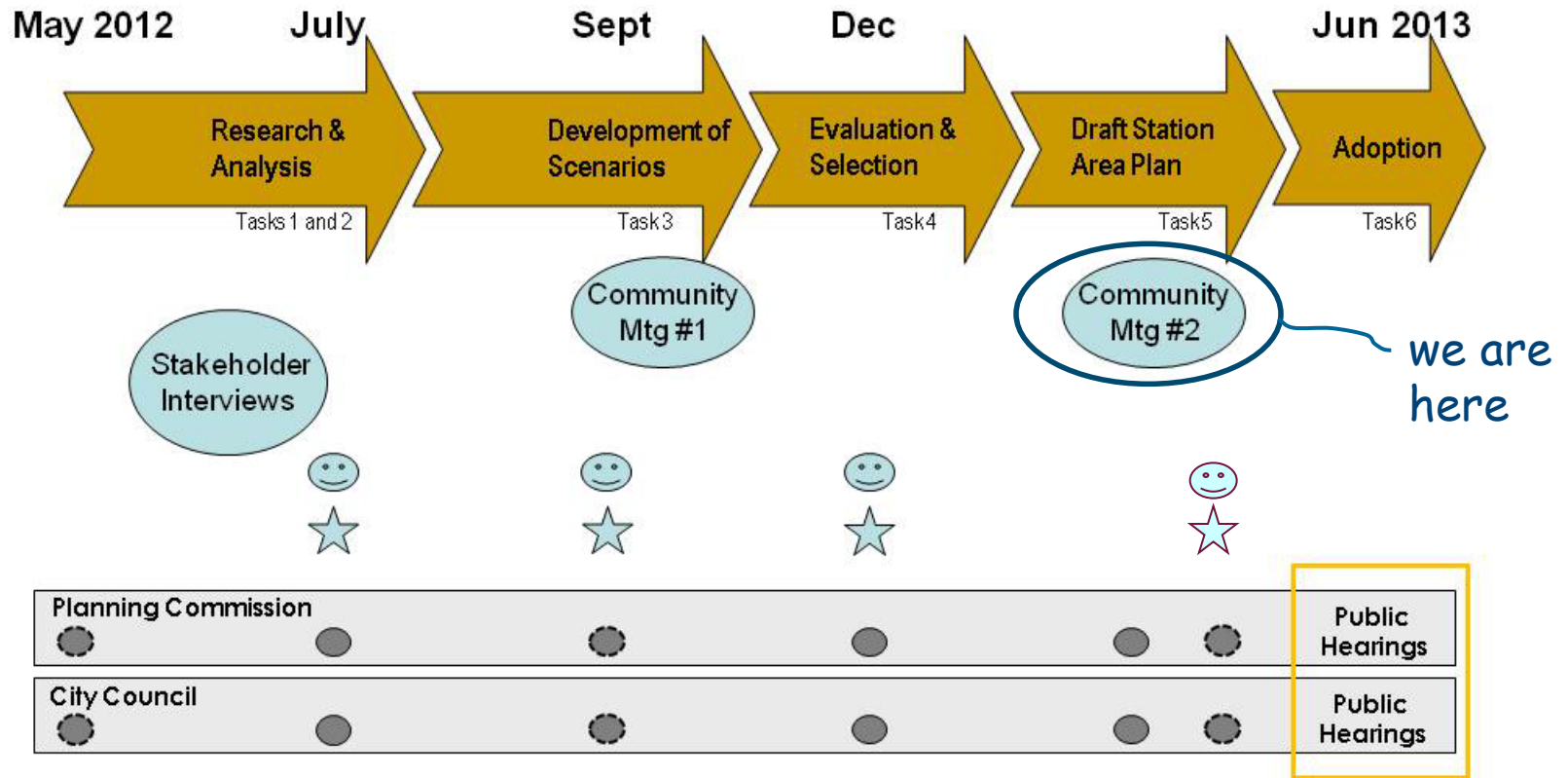
Mixed employment -
office and light manufacturing
with supporting retail and/or
some residential

Community Meeting
March 20, 2013



Project Status

TACOMA STATION AREA PROJECT OVERVIEW



Draft Station Area Plan Contents

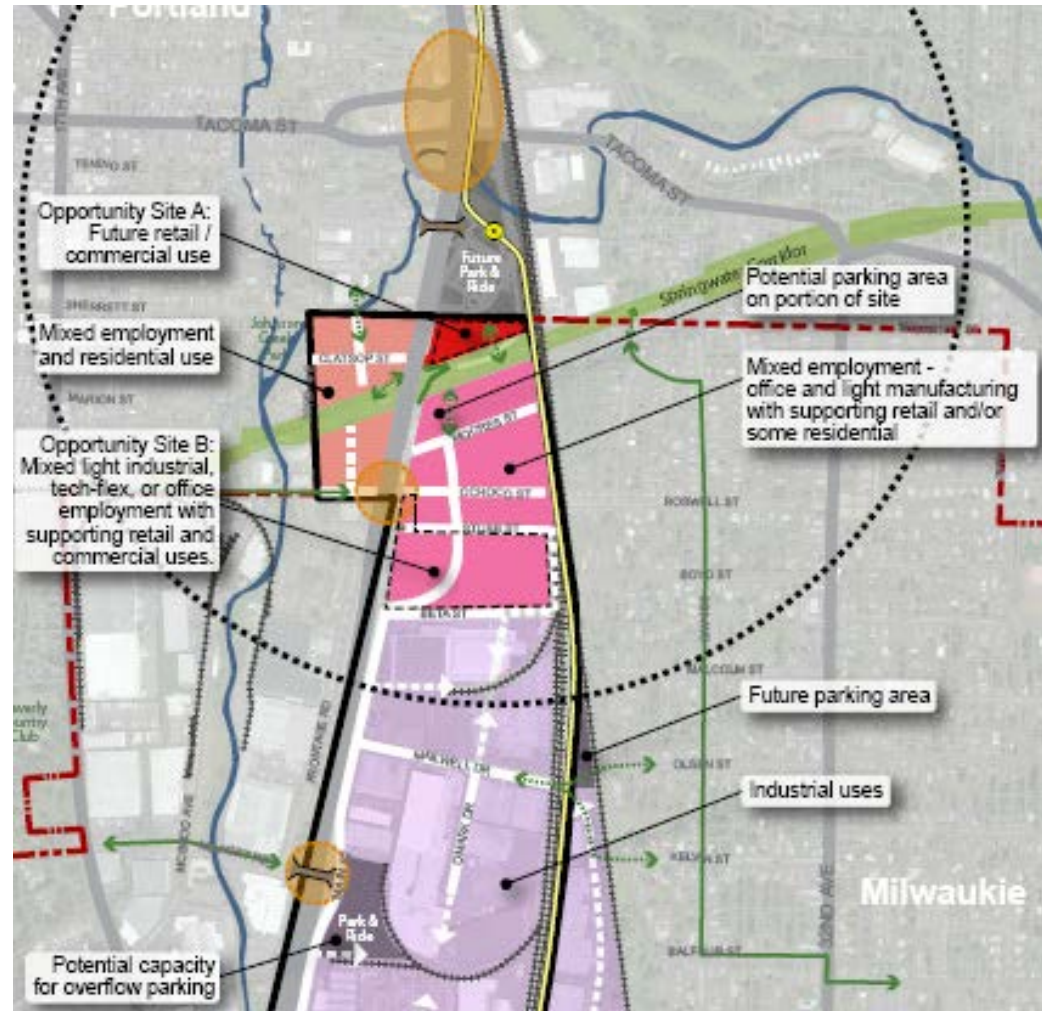
› Executive Summary

1. Background and planning process
2. Land use and urban design recommendations
3. Transportation analysis
4. Transportation recommendations
5. Implementation Strategies (including zoning approach)



Preferred Redevelopment Scenario

- › Hybrid of initial Scenarios
- › Retains most transportation improvements
- › Incorporates street, building design strategies



Sub-Area 1 Recommendations

- › Mix of small retail or commercial uses
- › Possible upper story housing or offices
- › Renovation of all or part of Pendleton building



Figure 5. Conceptual Site Plan for Redevelopment of Opportunity Site A under all three scenarios

0 200 400 600 800 Feet
1 inch = 200 feet (at 11x17 inch display)



Sub-Area 2 Recommendations

- › Relatively close to light rail station and adjacent to residential areas
- › Proposed mix of residential and employment uses, including live/work
- › Considered more appropriate for residential use than other areas by panel of economists/developers
- › Proposed improved connections to adjacent neighborhoods and Springwater corridor
- › Some land within Johnson Creek natural area overlay



Sub-Area 3 Recommendations

- › Expected transition to more intensive uses
- › Proposed mix of range of employment uses – light industrial, general employment, supporting retail and commercial
- › Housing allowed as conditional use – not expected to be dominant use
- › Office uses limited to avoid competition with Downtown
- › Variety of transportation improvements proposed



Opportunity Site B Example



Site B - Preferred Conceptual Scenario
TACOMA STATION AREA PLAN



Sub-Area 4 Recommendations

- › Continuation of manufacturing, other industrial uses
- › Desired transition to more intensive uses over time
- › Small scale supportive commercial and retail uses allowed
- › Housing not allowed
- › Office uses limited to secondary uses to avoid competition with Downtown



Implementation Strategies

- › Comprehensive Plan policy amendments
- › Development Code amendments
- › Parking supply and management
- › Public/private partnerships to fund infrastructure improvements
- › Promote area as home for employment uses with higher job density
- › Market Opportunity Site B for appropriate future uses



Comprehensive Plan & Zoning

- › Station Area Plan is referenced in Comp Plan as ancillary document
- › Some additional policies added to Comp Plan
- › Amendments proposed to base M zone
- › Overlay zone applied to Planning Area
- › Allowed uses vary by sub-area
- › Design standards applied, with variation by use
- › Potential changes in parking ratios



Zoning Recommendations & Policy Issues

Overlay Zone Approach

- › Overlay zone would apply to Planning area and include:

Entire zone

- › Purpose & applicability
- › Non-conforming uses
- › Parking requirements
- › Review process

Sub-Area specific provisions

- › Boundary & description
- › Intent & characteristics
- › Permitted uses
- › Development & design standards

- › *PC, Council, TAC and SAG: **General Support for this Approach***



Zoning Recommendations & Policy Issues

Manufacturing Zone Amendments

- › New list of permitted use categories
- › Eliminate language allowing “*any combination of manufacturing, office, and/or commercial uses...when at least 25% of the total project involves an industrial use*”
Some additional policies added to Comp Plan ...”
- › Retail and office uses allowed as secondary uses with size limitations
- › New development standards
- › New transition standards (similar to 19.504.6)

PC, Council, TAC and SAG: Apply most of these amendments City-wide; do needed outreach to business and property owners



Zoning Recommendations & Policy Issues

Residential Use in Sub-Area 3

- › Residential use proposed to be allowed by limited in this sub-area
- › Potential options for limiting residential use:
 - › Allow as a conditional use
 - › Use deed restrictions or other tools to reduce opportunities for complaints/opposition to surrounding employment uses

PC and Council: No guidance provided yet

TAC and SAG: Either approach could work; pros & cons



Zoning Recommendations & Policy Issues

Non-conforming Uses

- › Changes in allowed land uses & design standards could result in non-conforming uses
- › Approaches could include:
 - › Create non-conforming uses; don't allow expansion of existing non-conforming use
 - › “Grandfather” in non-conforming uses

PC and Council: No guidance provided yet

TAC: Mixed opinions

SAG: OK to create non-conforming uses, except parking



Parking Strategies

- › Implement transportation demand management strategies to reduce parking needs – ride-sharing, transit incentives, marketing programs, etc.
- › Investigate potential for use of existing TriMet park and ride for business/public parking
- › Implement shared parking arrangements
- › Clearly identify on-street parking areas
- › Adjust parking requirements, if recommended
- › Amend code to reduce percentage of non-industrial use allowed south of Beta Street



Zoning Recommendations & Policy Issues

Parking Ratios

- › More parking may be needed
- › Approaches could include:
 - A. Leave standards as is; rely on management to reduce demand
 - B. No change to minimums; increase selected maximums
 - C. Increase selected minimums and maximums, consistent with regional standards

PC and Council: Recommend Option C

TAC: Option A or B; implement other strategies first

SAG: Increase ratios in selected sub-areas



Zoning Recommendations & Policy Issues

Design Standards

- › Design standards proposed for retail, commercial, office & residential uses
 - › Lot size, frontage, floor area ratio and height
 - › Setbacks, building orientation and entrances
 - › Landscaping, parking and signage
 - › Window, street facing wall architectural standards
- › Some standards may also apply to industrial uses

PC and Council: No guidance provided yet

TAC and SAG: Apply in Sub-Area 3 and along Main St.



Next Steps

- › Additional City Council briefing **late March**
- › Revised draft Plan & Ordinances **April**
- › Additional PC, Council, public review & adoption work sessions, hearings in **April-June**

