



Moving Forward Milwaukie Advisory Committee #7

Moving Forward Milwaukie • August 13, 2014

Meeting Objectives

- Report on policy direction on PARs
- Confirm PAC direction on downtown plan and code amendments
- Discuss Central Milwaukie key concepts
- Select PAC representative(s) to communicate PAC recommendations to Council
- Discuss additional PAC meetings



Meeting Objectives

Tentative Advisory Committee Meetings

4/21

Key Questions for Downtown

6/26

Draft Action and Implementation Plan, and preliminary input for Downtown Plan and code revisions

8/13

Confirmation of Downtown Plan and Code direction, and Central Milwaukie Land Use and Transportation Concepts

9/29?

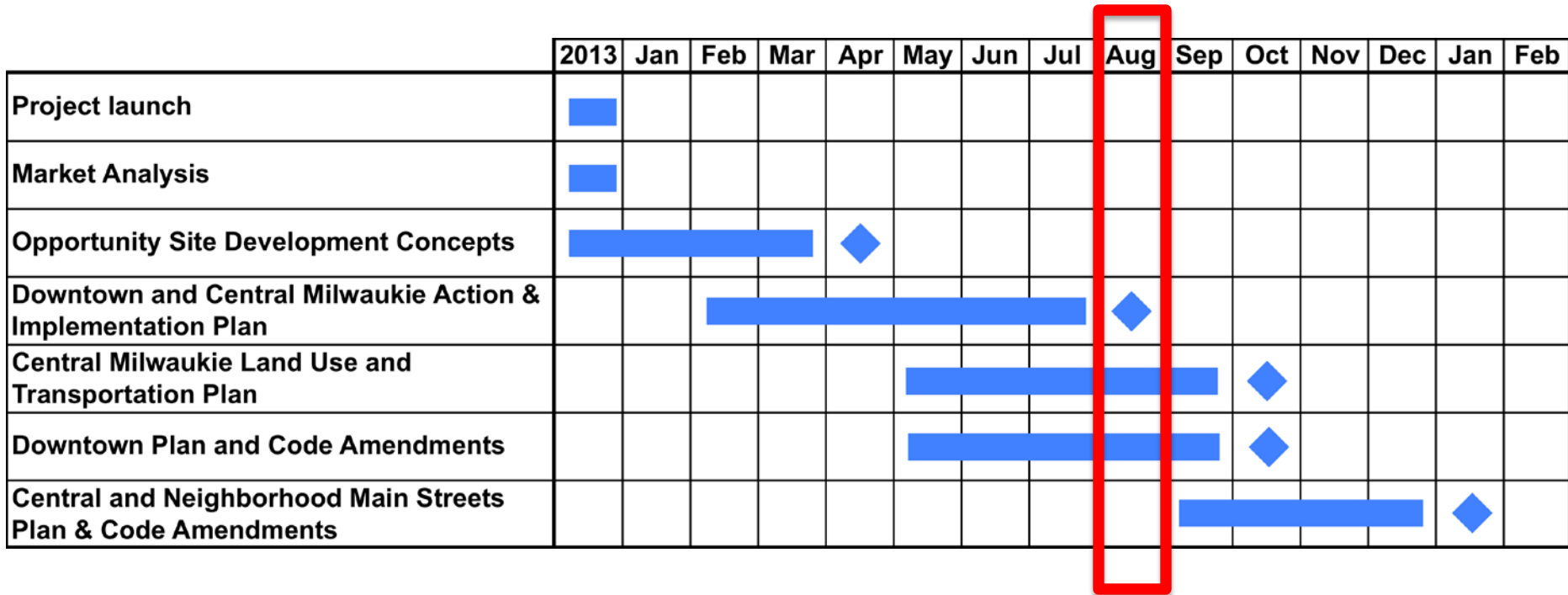
Central Milwaukie Land Use and Transportation Plan

10/?

Neighborhood Main Streets Plan and Code Amendments



Project Schedule



Public Area Requirements



PARs are:

- Policies for downtown
- Public infrastructure requirements
- Contained in the Public Works Standards
- An identified barrier to development



PARs are NOT:

- Land use requirements
- Included in any Comp Plan or zoning ordinance amendments to be adopted as part of MFM



Public Area Requirements

Key Questions

1. Components: What should they include?
2. Responsibility: Who should pay for them?
3. Timing: When should they be constructed?



Public Area Requirements

Key Questions

- Components and responsibility are closely connected
 - Full PARs = more than private sector would typically provide; generally requires public participation
 - Minimal PARs = in line with what other communities require; generally provided by development
- Responsibility and timing are closely connected
 - Private property owner = incremental or never (FILOC)
 - Public sector = all at once
 - Combination = ?



Public Area Requirements

Existing Regulations

PARs are triggered by:

- New development
- Additions of 3,000+ SF
- Not triggered by changes in use

Include full half-street improvements:

- New asphalt/concrete street
- Curb and sidewalk (8-15 ft wide)
- Undergrounded utilities
- Street lights & street trees
- Curb bulb-outs & landscaping
- Irrigation
- Street furniture
- Granite medallions on Main St



Public Area Requirements

Existing Regulations

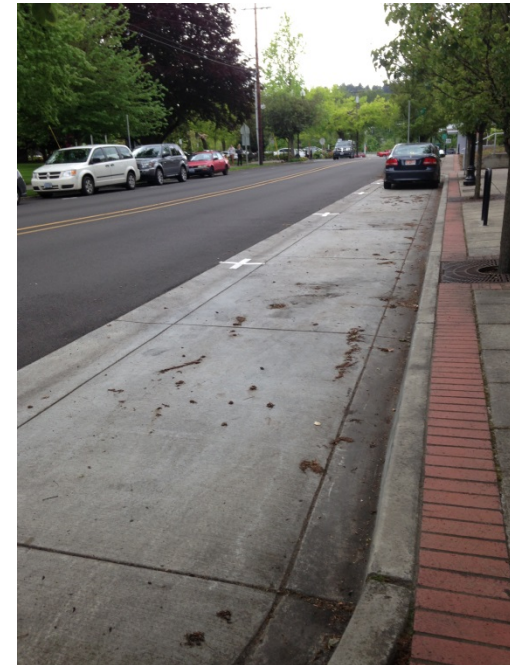
Furnishings: Bollards, bike rack bench, trash bin, granite medallion



Public Area Requirements

Existing Regulations

Infrastructure: bulb-outs, irrigation, street trees, wide sidewalks, underground utilities



Public Area Requirements

Existing Regulations

- Costs must be proportional and reflect the impact of the development on the transportation system
- A property owner or developer would pay only for a portion of the frontage
 - In cases where only a small area of frontage is impacted, a fee can be paid in lieu of construction (FILOC)
- Encourages provision of PARs in a piecemeal (block by block) fashion
- FILOC does not typically go toward constructing PARs



Public Area Requirements

Existing Regulations

Built to PAR standards



Public Area Requirements

Existing Regulations

Not built to PAR standards



Public Area Requirements

Proposed policy revisions – PAC input to date

- March 31 PAC meeting (instant polling):
 - We should not keep the existing standards or remove the existing standards
 - We should revise the PARs to keep only the most important components
- April 21 PAC meeting (show of hands):
 - Current regulations should be scaled back
 - City should do all of the PARs at once
 - Both developers and City should pay the PAR costs
- Online mini-survey



Public Area Requirements

Online Mini-Survey Results

Arial 14 B I U A Form Setup



MILWAUKIE
Dogwood City of the West

PUBLIC AREA REQUIREMENTS (PARs) Mini-Survey

INTRODUCTION

What is this project about?

The purpose of the Moving Forward Milwaukie project is to remove policy, regulatory, and financial barriers to realizing the community's vision for development in downtown, central Milwaukie, and the neighborhood main streets of 32nd and 42nd avenues.

There are a lot of plans for downtown Milwaukie – this project is about implementation - making things happen.

How can the PAC guide the process?

- Regularly-scheduled PAC meetings to review draft materials
- Share project information broadly so we receive input from the broader community
- Act as a liaison between the group you are representing and the project team
- Online "mini-surveys" to provide targeted input as the project team prepares draft recommendations for Council discussion.

Adopted vision for Downtown Milwaukie

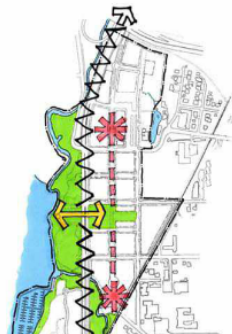
The *Fresh Look Milwaukie: Downtown Road Map* project confirmed the community's vision for downtown, as adopted by the *Downtown and Central Milwaukie Land Use Framework Plan*:

Downtown has a vibrant commercial district with a Main Street retail "spine"

Main Street is anchored at the north and south by uses that generate pedestrian traffic

There is a high-quality pedestrian environment that provides a safe, attractive pedestrian experience

There are strong pedestrian and visual connections to the river



- Sent to 27 PAC members and alternates on 8/8
- 18 responses received by 8/13 (67%)



Public Area Requirements

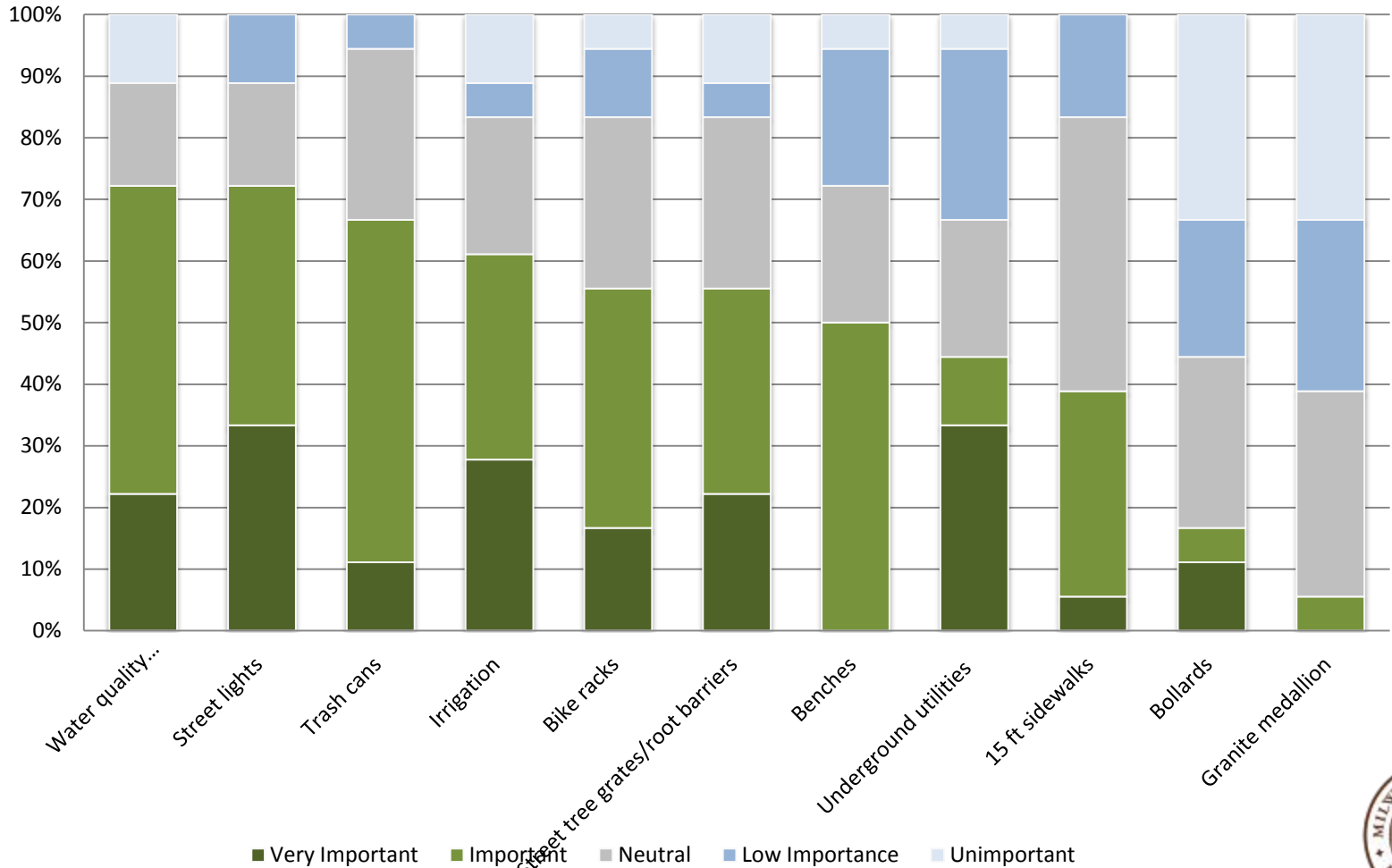
Online Mini-Survey: Question 1

You told us that the PARs should be revised. With that in mind, what components of the downtown public area requirements are the most critical to realize the community's vision of a vibrant, pedestrian-friendly downtown?



Public Area Requirements

Online Mini-Survey: Question 1 Results



Public Area Requirements

Online Mini-Survey: Question 1 Results

Important or Very Important:

1. Street lights (72%)
2. Water quality features/landscaping (72%)
3. Trash receptacles (67%)
4. Irrigation (61%)
5. Bike racks (56%)
6. Street trees/grates/root barriers (55%)
7. Benches (50%)
8. Underground utilities (44%)
9. 15-ft sidewalks (39%)
10. Bollards (18%)
11. Granite medallion (6%)



Public Area Requirements

Online Mini-Survey: Question 2

You told us that the City should share responsibility for constructing the PARs. You also told us that the City should play an active role in downtown development and redevelopment.

How likely are you to support the use of the following tools to pay for the City's share of the PARs?



Public Area Requirements

Online Mini-Survey: Question 2 Results

Likely or Very Likely to Support:

1. Site-specific urban renewal (78%)
2. Urban renewal district (72%)
3. Local Improvement District (44%)



Public Area Requirements

Policy Direction - Next Steps

- Will share PAC feedback with Council on August 19
- Council to decide how to address downtown cross-sections and funding.



Downtown Plan and Code Revisions



Downtown Plan and Code Revisions

- Recap key issues: what we heard, and what direction we're headed in
- Details will be worked out by the Planning Commission and City Council through public hearing and adoption process



Downtown Plan and Code Revisions

Comprehensive Plan

- Issue: Some language related to downtown may be outdated
- **PAC & Public Feedback: Make minor corrections as needed – no policy changes**



Downtown Plan and Code Revisions

Downtown and Riverfront Land Use and Framework Plan

- Issue: Document is outdated
- **PAC & Public Feedback: Overall vision is valid but the plan needs to be updated**



Downtown Plan and Code Revisions

Downtown Zones

- Issue: Multiple downtown zones are overly prescriptive and confusing
- **PAC Feedback: Consolidate downtown zones**



Downtown Plan and Code Revisions

Downtown Zones: Permitted Uses

- Issue: Permitted uses downtown are too restrictive
- **PAC Feedback: Allow greater flexibility of uses downtown, as long as building designs are pedestrian-friendly. Don't allow inactive uses on the ground floor of Main St.**



Downtown Plan and Code Revisions

Downtown Zones: Development and Design Standards

- Issue: Desire for flexibility downtown, but also desire to implement City vision of pedestrian-friendly, walkable downtown
- **PAC Feedback: Expand pedestrian-friendly design standards throughout all of downtown except McLoughlin Blvd**



Downtown Plan and Code Revisions

Downtown Zones: Development and Design Standards

- Issue: Minimal design standards for McLoughlin Blvd
- **PAC Feedback: Expand design standards to McLoughlin Blvd**



Downtown Plan and Code Revisions

Downtown Zones: Development and Design Standards

- Issue: Concern about building heights in downtown
- **PAC Feedback: Some 5 story buildings are OK, but should not be allowed throughout downtown**



Downtown Plan and Code Revisions

Downtown Zones: Parking Standards

- Issue: Different parking requirements required in different parts of downtown
- **PAC Feedback: Ensure reasonable parking requirements are in place throughout downtown.**



Downtown Plan and Code Revisions

Downtown Design Review

- Issue: New development (and remodels) require expensive and lengthy Type III Design review.
- **PAC Feedback: If proper notice is given, and if consistent with clear and objective design standards, then allow for more efficient design review process.**



Downtown Plan and Code Revisions

Next Steps

- MFM public event to review draft downtown plan and code amendments - 9/25
- Planning Commission hearing #1 - 10/14



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



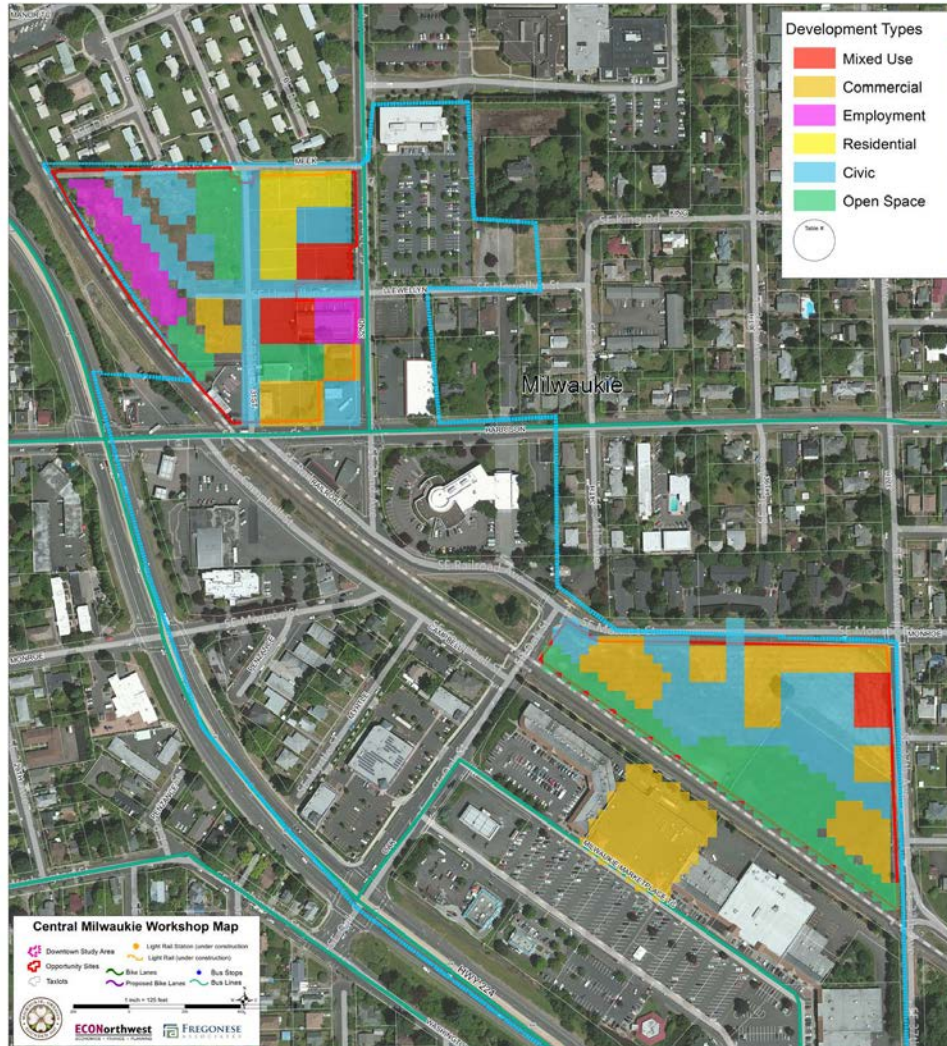
Central Milwaukie

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

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 <ul style="list-style-type: none"> Office (Buffer for Railroad) Residential Residential Above Commercial Parks 			●	● ● ● ●	● ● ● ●		
MIXED-USE WITH FLEX <ul style="list-style-type: none"> 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



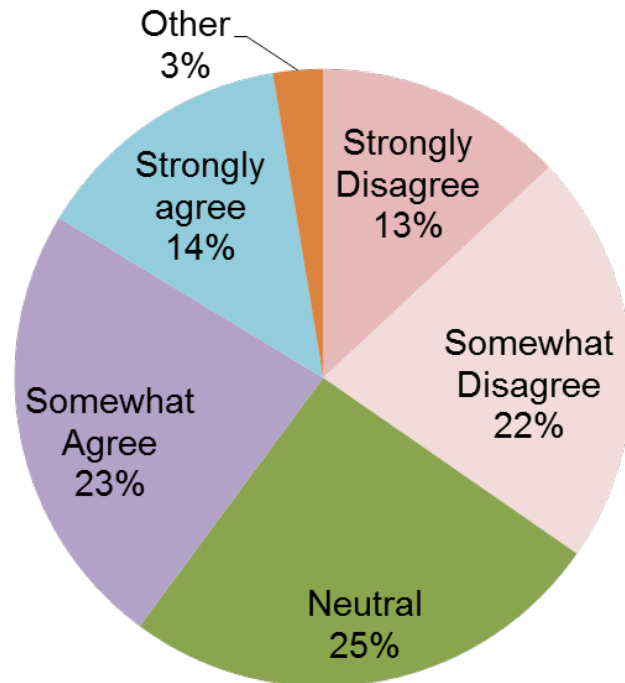
	MAXIMUM FLOORS						
	1	2	3	4	5	6	7+
FLEX SPACE / EMPLOYMENT		●					
RESIDENTIAL		●					
CENTER OF EXCELLENCE FOR SENIOR CARE <ul style="list-style-type: none"> Senior Housing Medical Office Space Small Retail/Commercial Parks (Buffer for Railroad) 			●	● ● ● ● ● ● ● ●	● ● ● ● ● ● ● ●	● ● ● ● ● ● ● ●	
MIXED-USE <ul style="list-style-type: none"> Flex Space (Buffer for Railroad) Residential Residential Above Commercial Parks 			● ● ● ● ● ● ● ●	● ● ● ● ● ● ● ●	● ● ● ● ● ● ● ●		
OTHER 1 Rec + Ent. District (Chelsea Piers, NYC)			● ● ● ● ● ● ● ●	● ● ● ● ● ● ● ●			
OTHER 2							
OTHER 3							



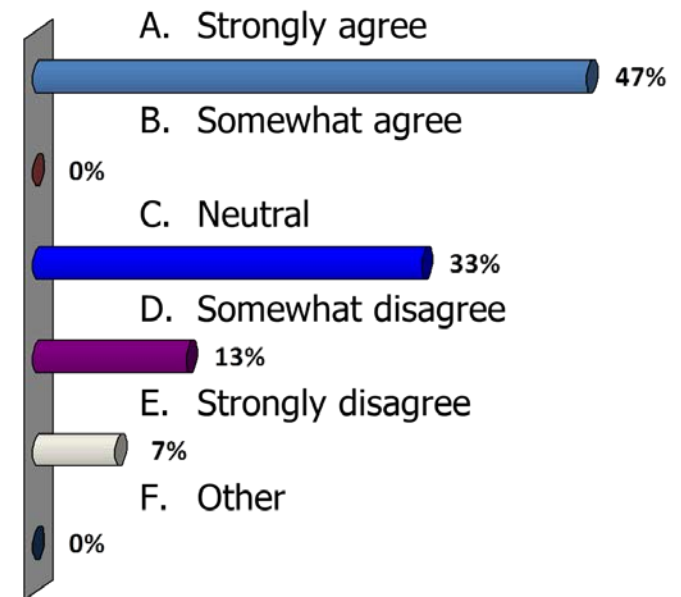
Central Milwaukie

March 2014 Public Event & Survey Results

"We should treat all of Central Milwaukie the same."



We should treat the Murphy and McFarland sites differently.



Central Milwaukie

Land Use & Transportation Plan

- 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 Plan strategies and actions
 - Public input received to date



Land Use & Transportation Plan

Contents

1. Fundamental concepts
2. Existing conditions
3. Land Use and Transportation Framework
 - Opportunity sites lessons learned
 - Land Use
 - Circulation and infrastructure
4. Implementation
 - Comprehensive Plan amendments
 - Zoning Ordinance amendments



Land Use & Transportation Plan

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Land Use & Transportation Plan

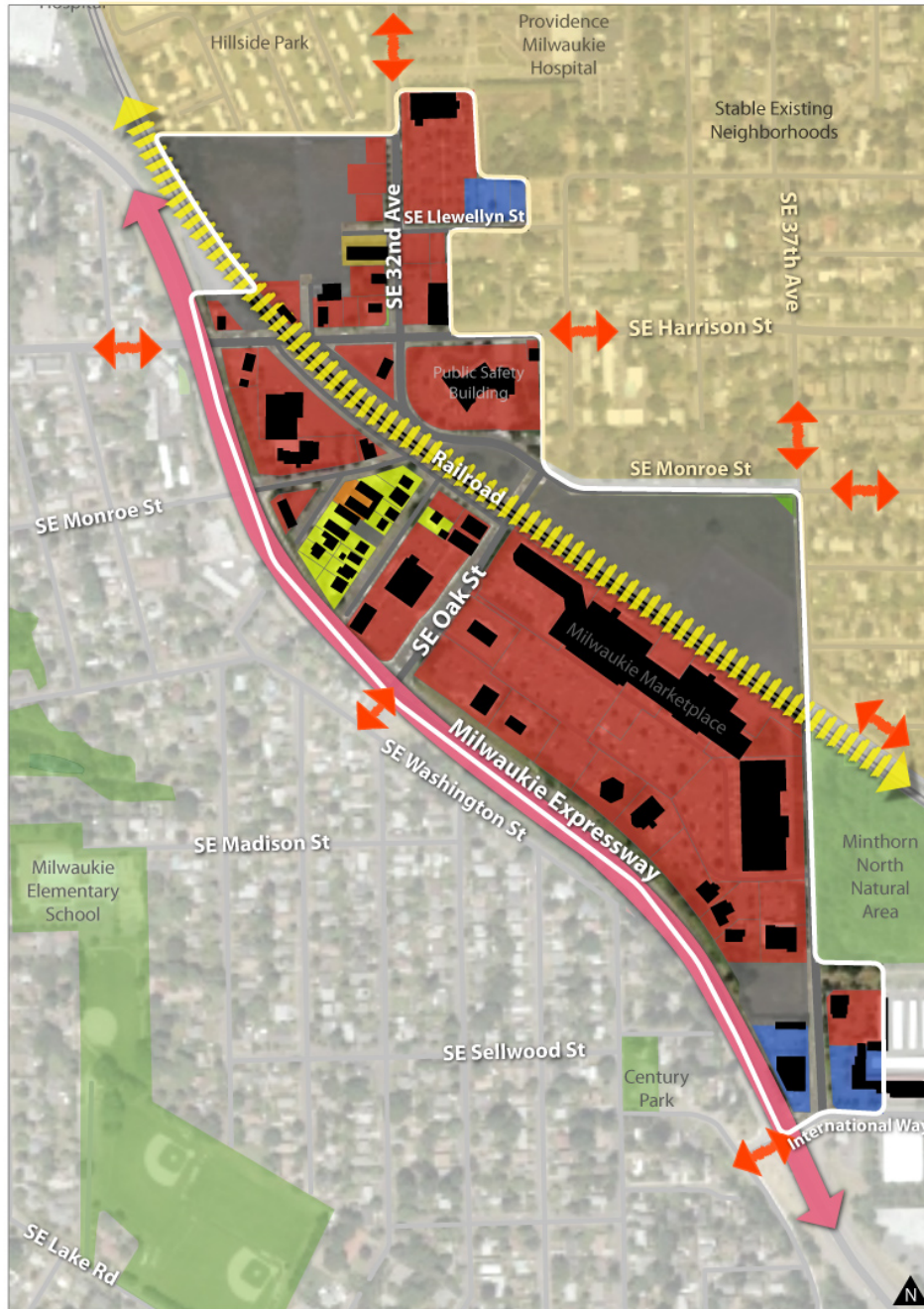
Transportation and circulation constraints & challenges



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

Small Group Discussion

- PAC members to break into 2-3 groups
- Members of the public form another group (if desired)
- 45 minutes to talk about key questions on next slide
- Each table will have a staff note-taker
- Report back to the rest of the group



Land Use & Transportation Plan

Small Group Discussion

Key questions:

1. What are the major landmarks and activity areas here?
2. Where are connections needed – both within and outside of Central Milwaukie?
3. Are there other development opportunities besides the Murphy and McFarland sites?
4. What is the identity of this area? What can help create identity here?



Land Use & Transportation Plan

Small Group Discussion

Small Group Reports!



Proposed Land Use Diagram

Key

-  Study Area Boundary
-  Catalyst sites
-  Mixed-Use
-  Mixed-Use with Flex Space Overlay
-  Mixed Use with Live-Work Overlay
-  Civic
-  Parks/Open Space/Schools



Land Use & Transportation Plan

Next PAC Meeting

1. Fundamental concepts
2. Existing conditions
3. Land Use and Transportation Framework
 - Opportunity sites lessons learned
 - Land Use
 - Circulation and infrastructure
4. **Implementation**
 - **Comprehensive Plan amendments**
 - **Zoning Ordinance amendments**



PAC Representative

- City Council needs to hear from the PAC:
What are PAC recommendations? And why?
- Volunteers?
- Discussion



Next Steps

Upcoming Meetings & Events

- City Council Work Sessions
 - 8/19 Action & Implementation Plan
- Downtown Milwaukie
 - Draft Downtown Plan and Code Amendments – 8/15
 - Public Event #4: DT Plan and Code Amendments – 9/25
 - Planning Commission Hearing #1 – 10/14
- Central Milwaukie
 - Draft Central Milwaukie Land Use & Transp. Plan – 8/30
 - Next PAC Meeting: LU&T Plan – 9/29?
 - Public Event #5: Central Milwaukie Plan and Code Amendments
- Neighborhood Main Streets – coming in October/November!



Thanks!

www.milwaukieoregon.gov/planning

Please Visit the Web Site for Updates

The screenshot shows the Milwaukie Planning website. At the top left is the Milwaukie logo with the tagline "Dogwood City of the West". To the right is a search bar with the text "Find it here!". Below the logo is a green navigation bar with links for "OUR COMMUNITY", "BUSINESS", "DEPARTMENTS", and "E-SERVICES". A large banner image of white dogwood flowers is featured, with the word "Planning" and "(Contact Us)" overlaid on the right side. Below the banner is a dark brown navigation bar with links: "Planning FAQs", "Overview", "Documents", "Projects", "Development Review", and "Forms, Applications, and Checklists". The main content area shows a breadcrumb trail: "Home » Planning Home » Projects » Current Projects » Moving Forward Milwaukie: Enhancing Our Commercial Districts". The main heading is "Moving Forward Milwaukie: Enhancing Our Commercial Districts". To the left of the main text is a photograph of an outdoor commercial area with tables and chairs. To the right is a "Current Projects" section with a list of items: "Moving Forward Milwaukie" (with sub-items: Project Background, Opportunity Site Planning, Community Involvement, Submit Comments), "Monroe Steet Neighborhood Greenway Concept Design Project", "Sign Code Amendments - Public Art Mural Program", and "Bicycling in Milwaukie". Below that is a "Planning Meetings" section listing: "Planning Commission - Cancelled Tue, Aug 12th 6:30pm", "City Hall Council Chambers", and "Desian and Landmarks Committee".

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.

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 Steet 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
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