



Moving Forward Milwaukie Neighborhood Main Streets

Moving Forward Milwaukie • May 6, 2015

Moving Forward Milwaukie

Project Team



Moving Forward Milwaukie

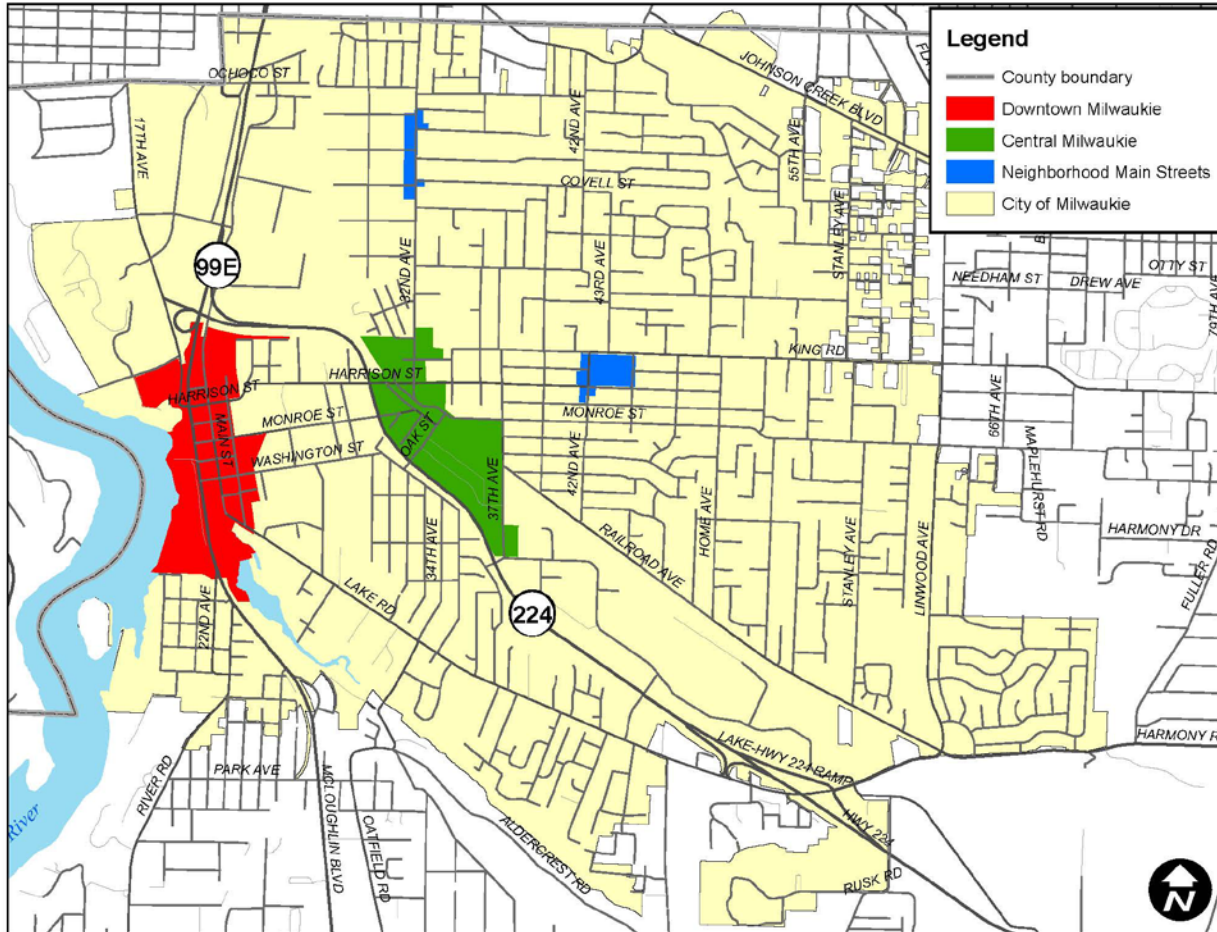
Agenda

- Moving Forward Milwaukie – project overview
- Recap 2012 Neighborhood Main Streets project
- Code amendments overview
- Small group discussions
- Live polling on key issues



Neighborhood Main Streets

Phase 3 of Moving Forward Milwaukie



Neighborhood Main Streets

Project area



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

Update on Process

- 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 started 4/28
 - City Council hearings later this summer



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

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 variety of locally-owned, small businesses to meet everyday shopping and convenience needs for neighborhood residents
 - A few specialty retailers to draw from larger area
- **Goal 2: Safe, Accessible Streets**
 - Safe and comfortable pedestrian environment
 - Safe routes for walking, driving, bicycling, and public transportation
 - Adequate parking for businesses (but not too much)
- **Goal 3: Neighborhood-scale Identity**
 - Small-scale businesses oriented toward the “main streets”
 - Gathering places for nearby residents
 - Attractive streetscapes



2012 Neighborhood Main Streets Project

Final Recommendations

Addressed as part of Moving Forward Milwaukie:

- New commercial zone with neighborhood-serving uses
- Establish development and design standards for zone



2012 Neighborhood Main Streets Project

Final Recommendations

To be addressed in the future:

- 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
- 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



2012 Neighborhood Main Streets Project

Questions or Comments?



NMS Draft Amendments

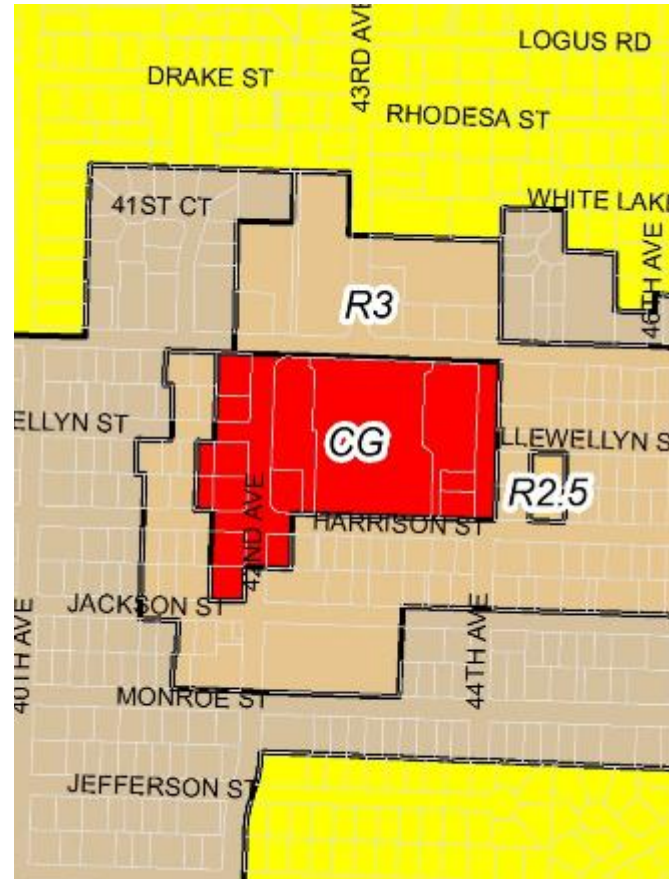
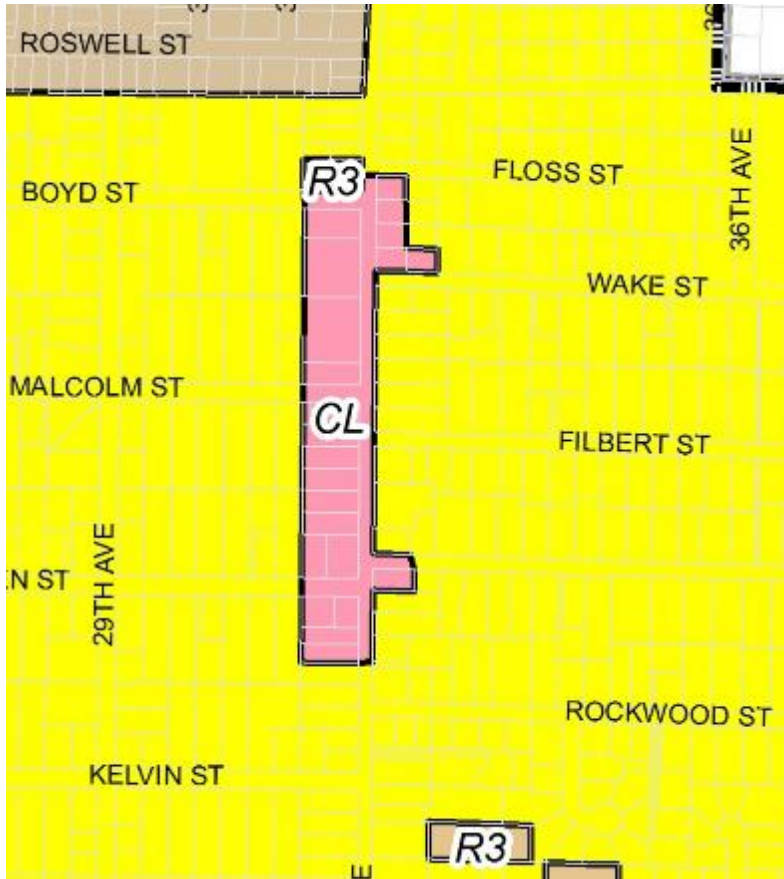
Overview

- Goal:
 - 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, parking behind or beside
 - Design standards: ground floor is transparent, materials are high-quality and long-lasting



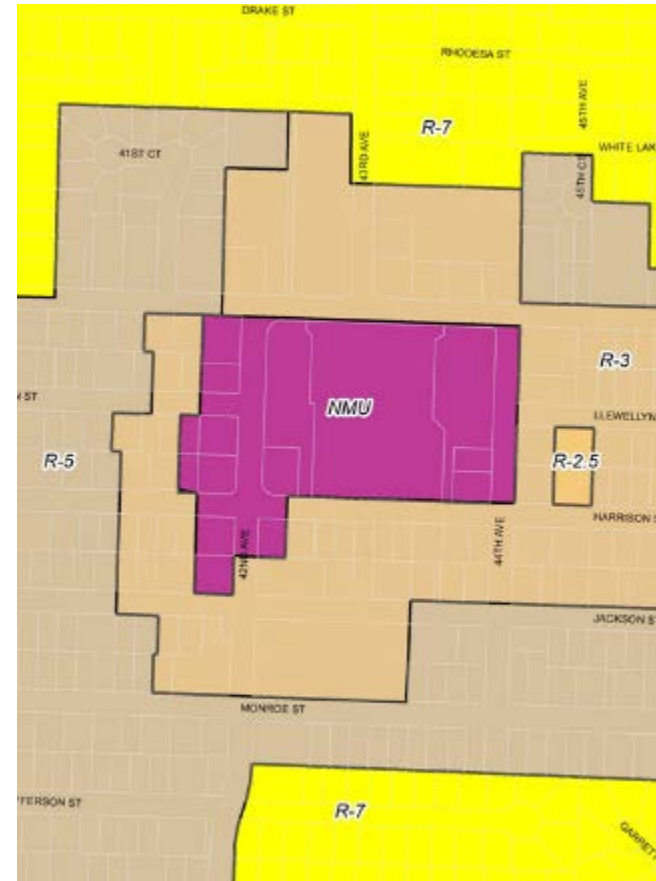
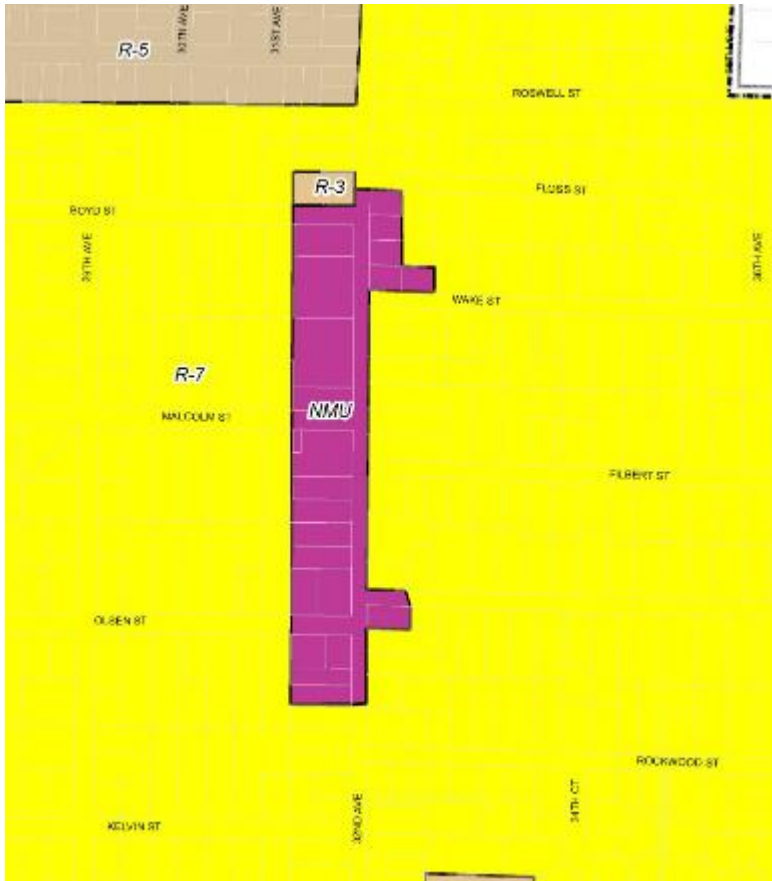
NMS Draft Code Amendments

Existing Zoning



NMS Draft Code Amendments

Proposed Zoning



NMS Draft Code Amendments

Proposed Permitted Uses

- What we heard:
 - A full range of office, retail, personal services should be allowed
- New:
 - Allow coffee shops, theaters, day care, mixed-use
 - Prohibit auto sales
- Direction needed:
 - Permitted uses
 - Size restrictions
 - Residential uses



NMS Draft Code Amendments

Proposed Development Standards

- What we heard:
 - You want pedestrian-friendly, neighborhood-friendly, attractive commercial areas
- Proposed approach:
 - Establish maximum setbacks
 - Prohibit parking between building and street



NMS Draft Code Amendments

Proposed Design Standards

- What we heard:
 - You want pedestrian-friendly, neighborhood-friendly, attractive commercial areas
- Proposed approach:
 - Location of main entrances
 - Weather protection
 - Types of building materials
 - Ground floor windows & doors



Questions or Comments?



NMS Draft Code Amendments

Group Discussion Instructions

- 30 minute small group discussion
- Groups of 5-7 will talk at tables together
- Use the 4 key questions to guide the conversation
- After the discussion each group will present their top issue and solution to the larger group



NMS Draft Code Amendments

Group Discussion Questions

- How do you use the areas? Live/work/shop, etc.?
- What types of businesses/services would you like or not like to see in the areas?
- Do you feel safe walking or biking in these areas? If not, do you want to?
- Do you think 32nd and 42nd Avenues should look and function differently (different kinds of buildings, different kinds of businesses)? If so, how?



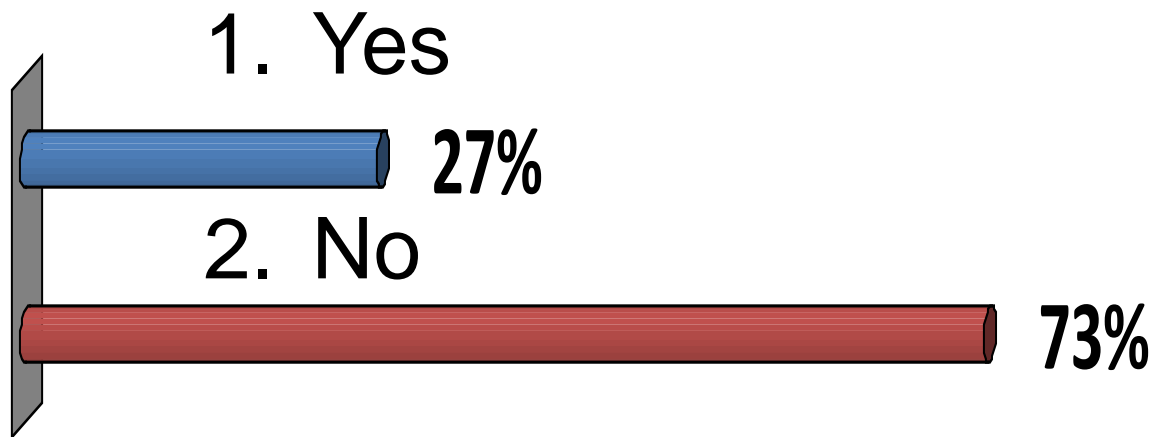
Instant Polling

Getting Familiar with the Keypads

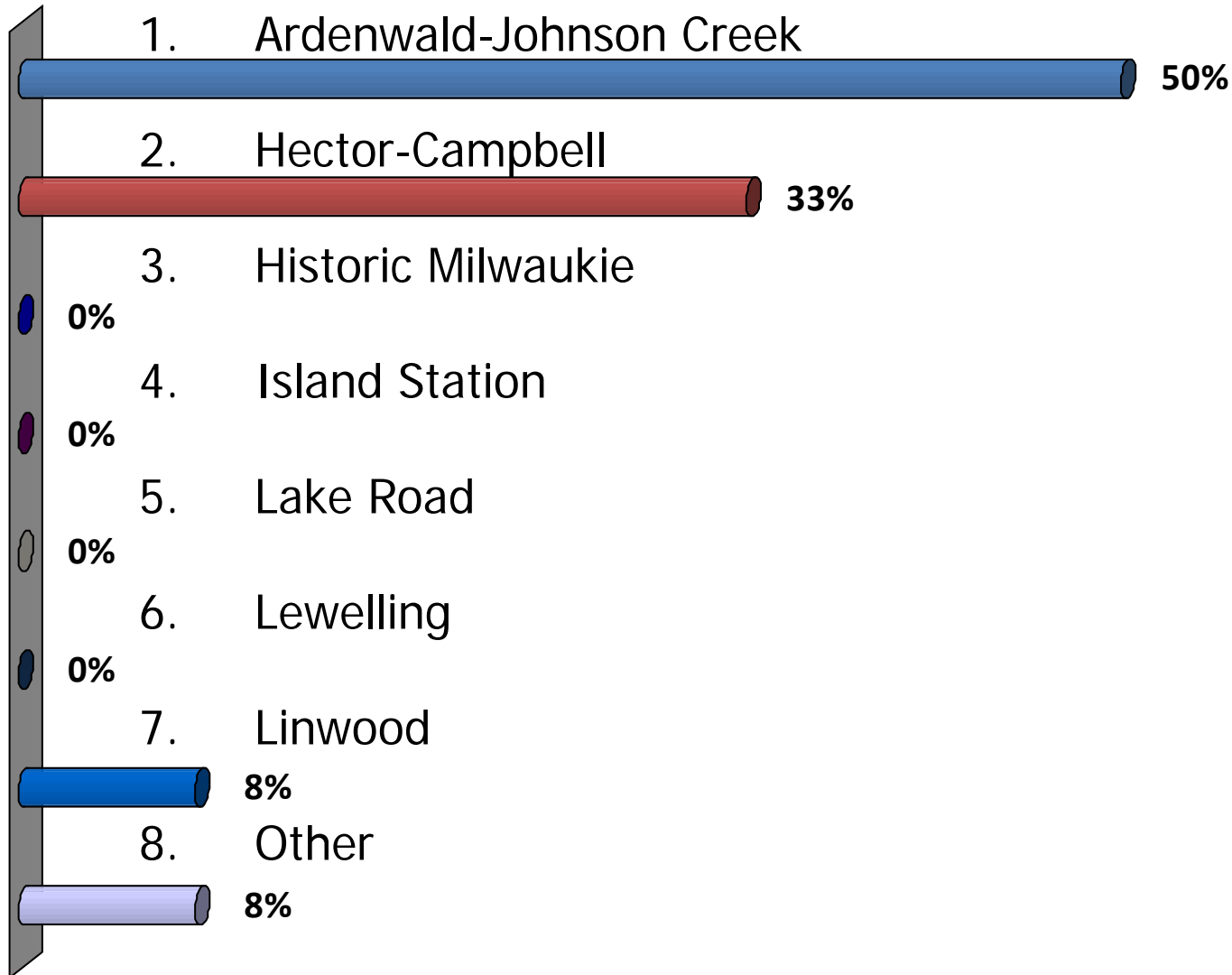
- There are no right or wrong answers!
- Go with your “gut reaction!”



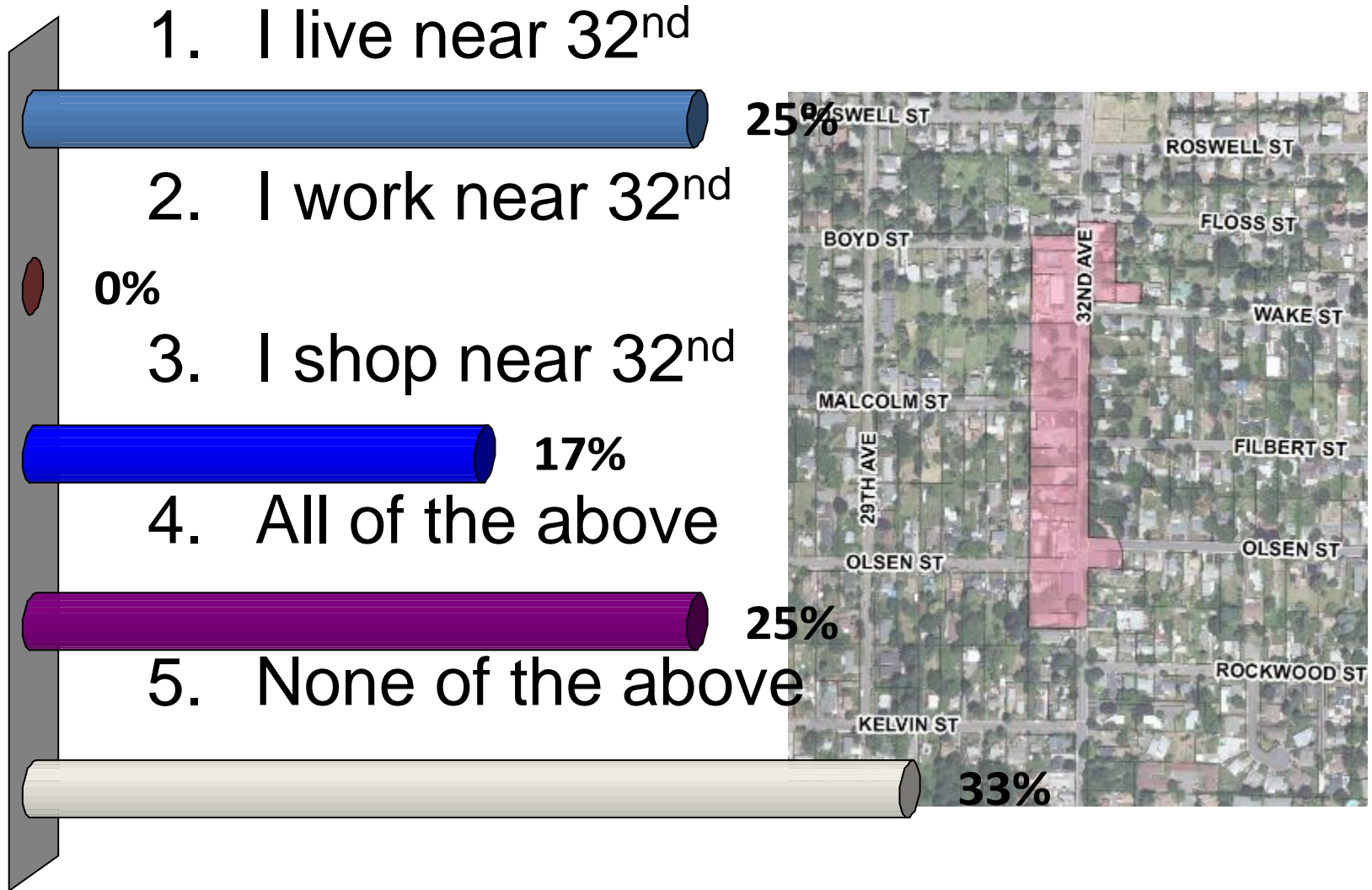
Is this your first time participating in a meeting for Moving Forward Milwaukie or Neighborhood Main Streets?



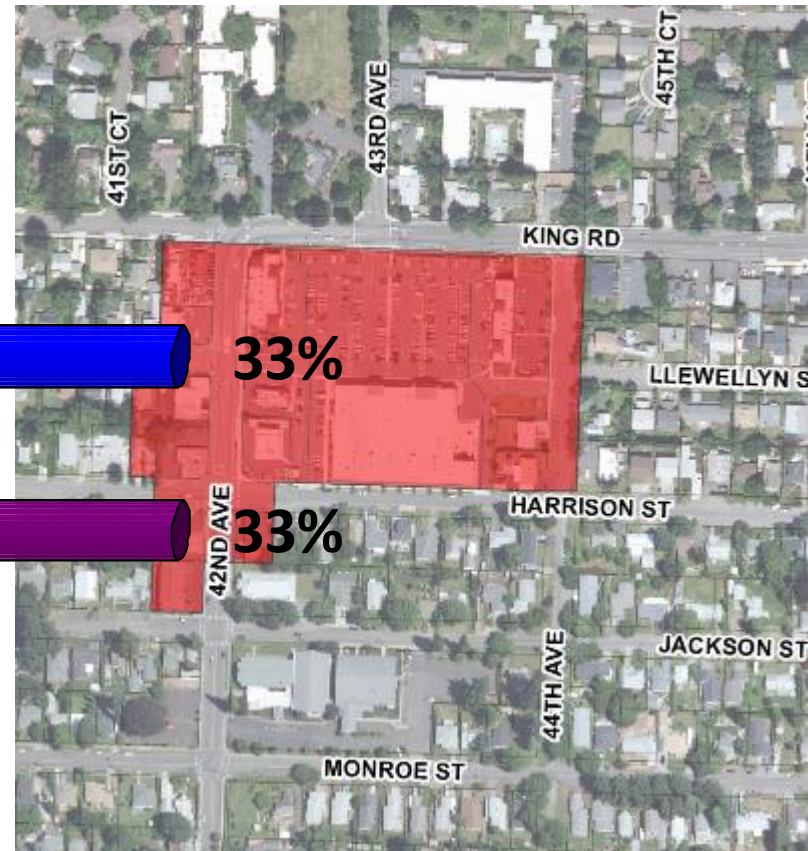
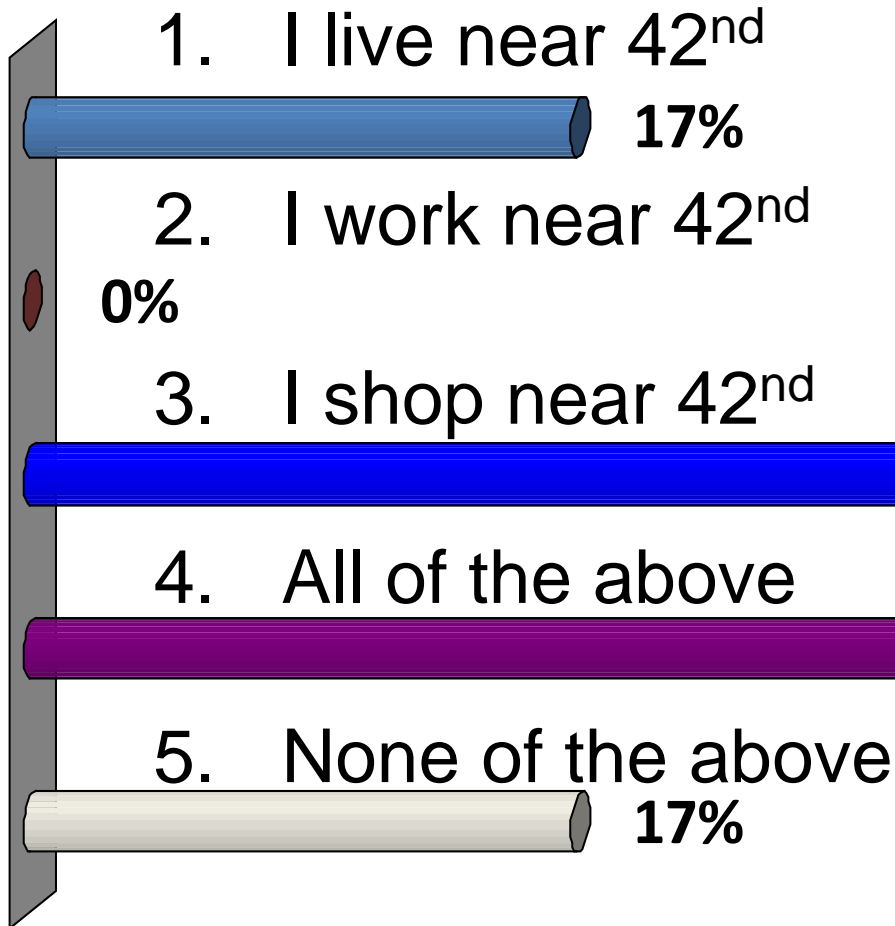
What neighborhood do you live in?



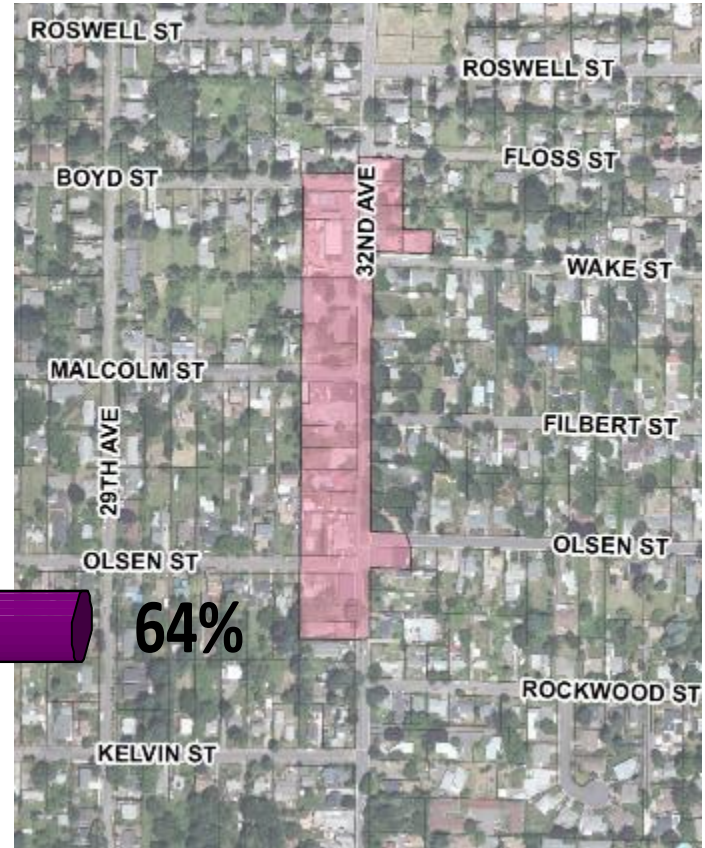
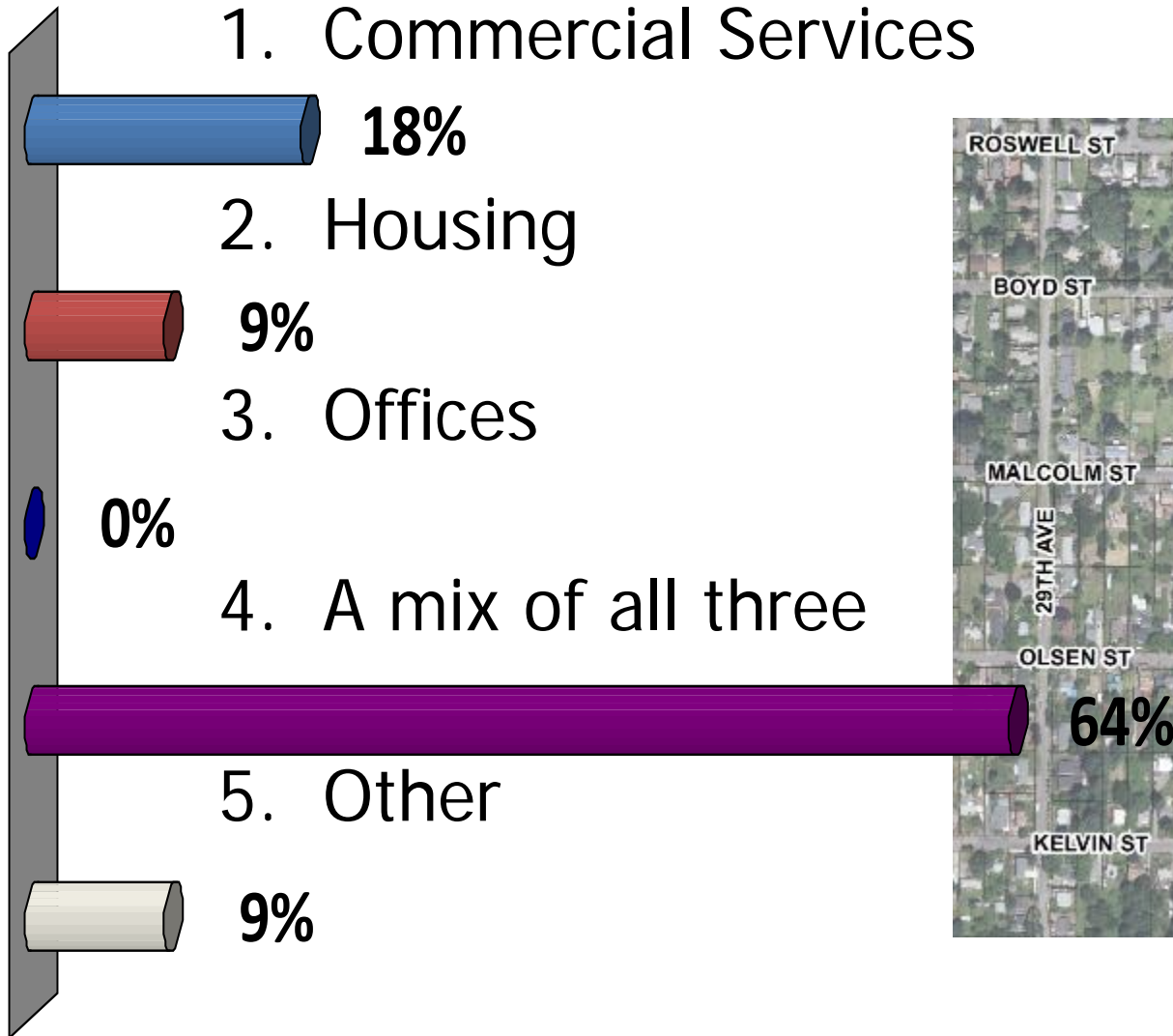
How do you currently use 32nd Avenue?



How do you currently use 42nd Avenue?



How do you want to use the 32nd Ave commercial area?

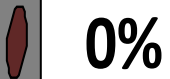


How do you want to use the 42nd Ave commercial area?

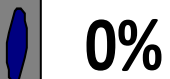
1. Commercial Services



2. Housing



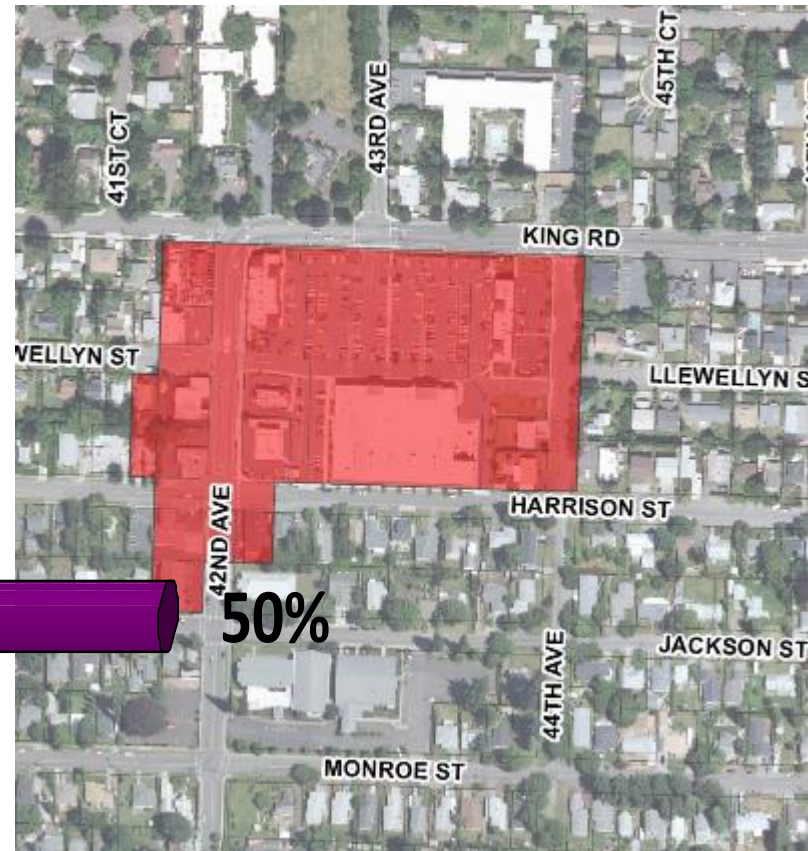
3. Offices



4. A mix of all three



5. Other



Live Polling: Use Standards

Key Issue: Size Limits

- Proposed approach:
 - Limit each use/business to 10,000 sf
- Considerations:
 - Large uses may limit the ability to accommodate a variety of smaller, local shops
 - Limit on size of use, rather than size of building
 - Safeway would become nonconforming



NMS Draft Code Amendments

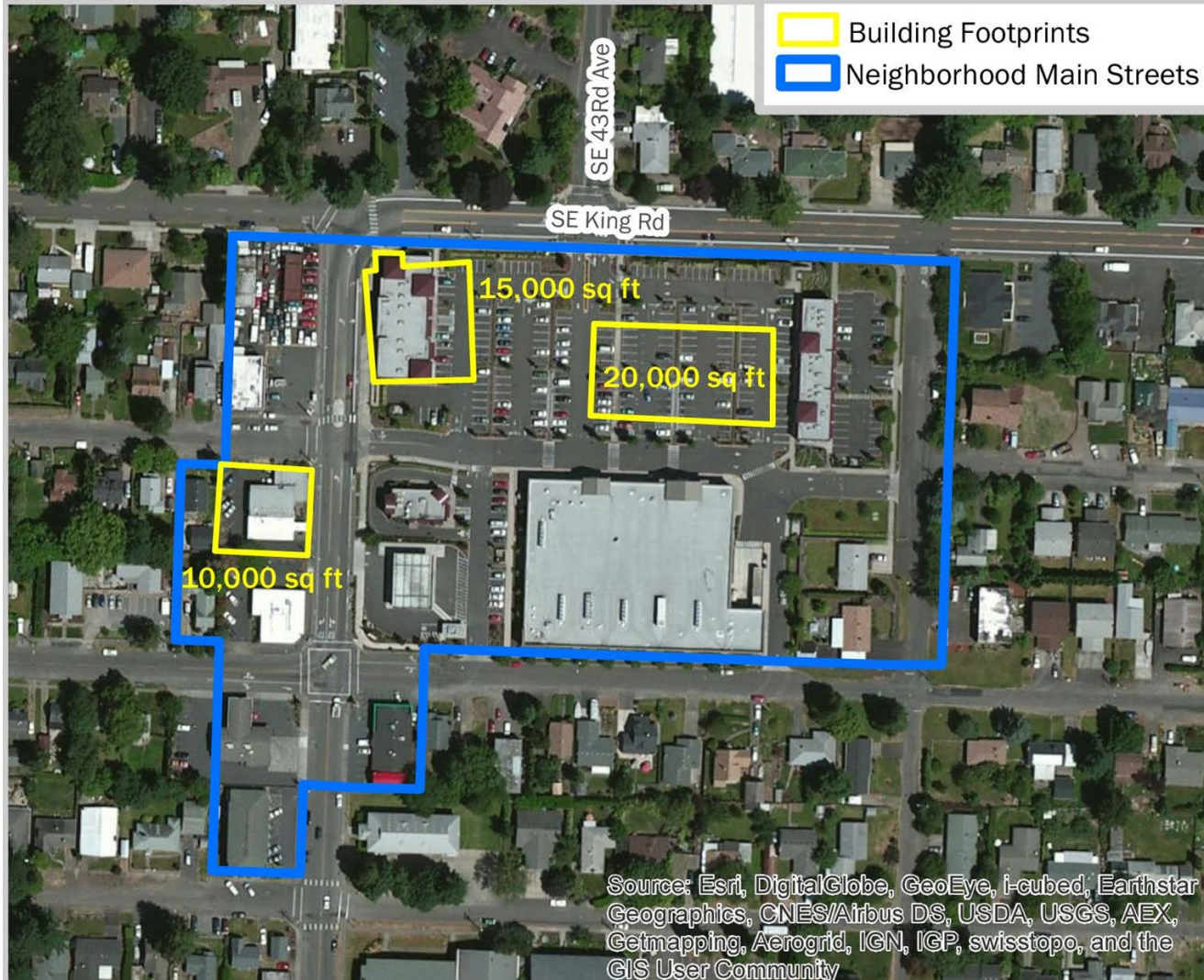
Key Questions – Size Limits

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



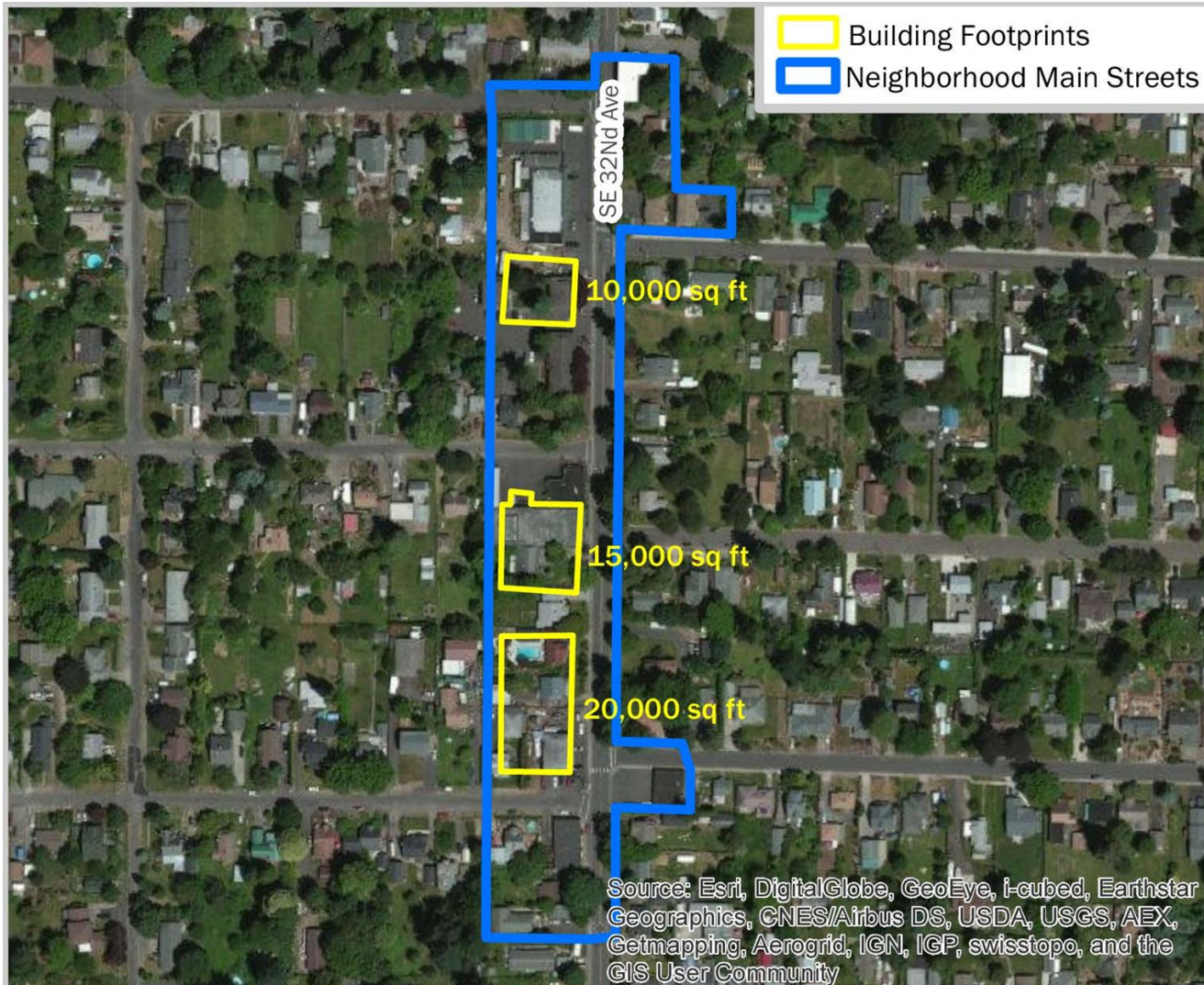
Live Polling: Use Standards

Key Issue: Size Limits



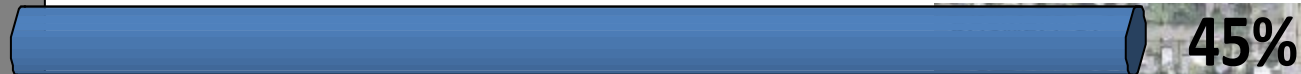
Live Polling: Use Standards

Key Issue: Size Limits

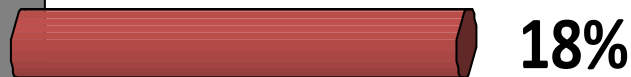


The size of individual businesses should be limited in the 32nd Ave commercial area.

1. Strongly Agree



2. Somewhat Agree



3. Neutral



4. Somewhat Disagree

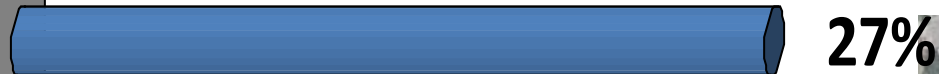


5. Strongly Disagree

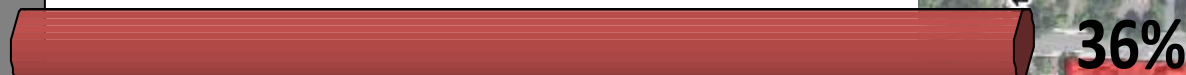


The size of individual businesses should be limited in the **42nd Ave** commercial area.

1. Strongly Agree



2. Somewhat Agree



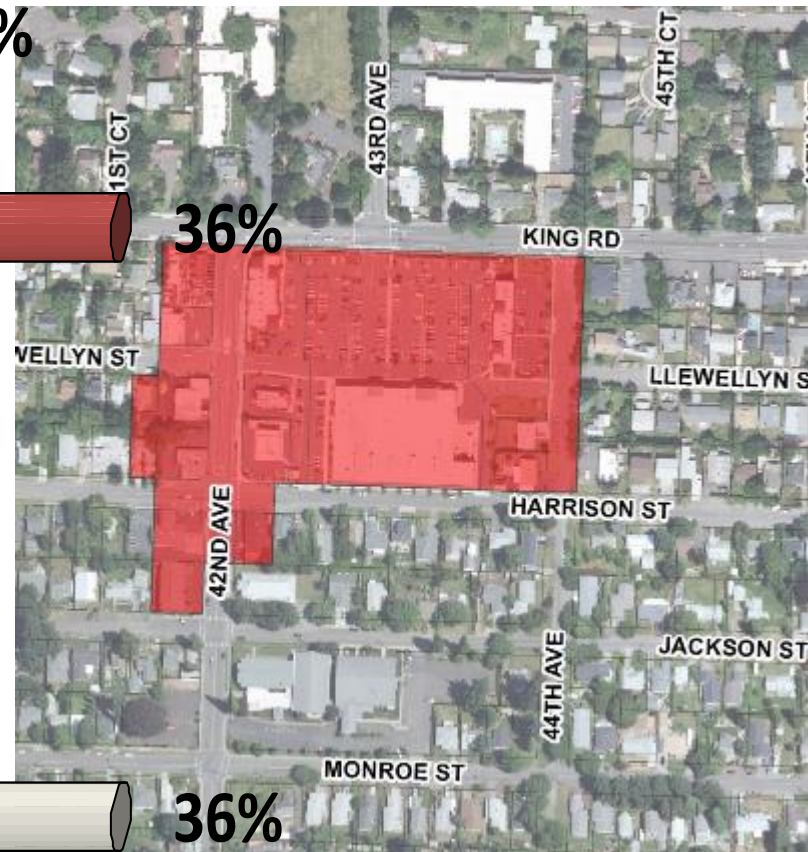
3. Neutral



4. Somewhat Disagree



5. Strongly Disagree



Live Polling: Use Standards

Key Issue: Auto Sales

- Proposed approach:
 - Auto sales are not allowed
- Considerations:
 - Auto sales inconsistent with pedestrian-friendly, neighborhood serving commercial
 - One existing auto sales business would be “nonconforming” if use is prohibited



Live Polling: Example Dealership Pictures

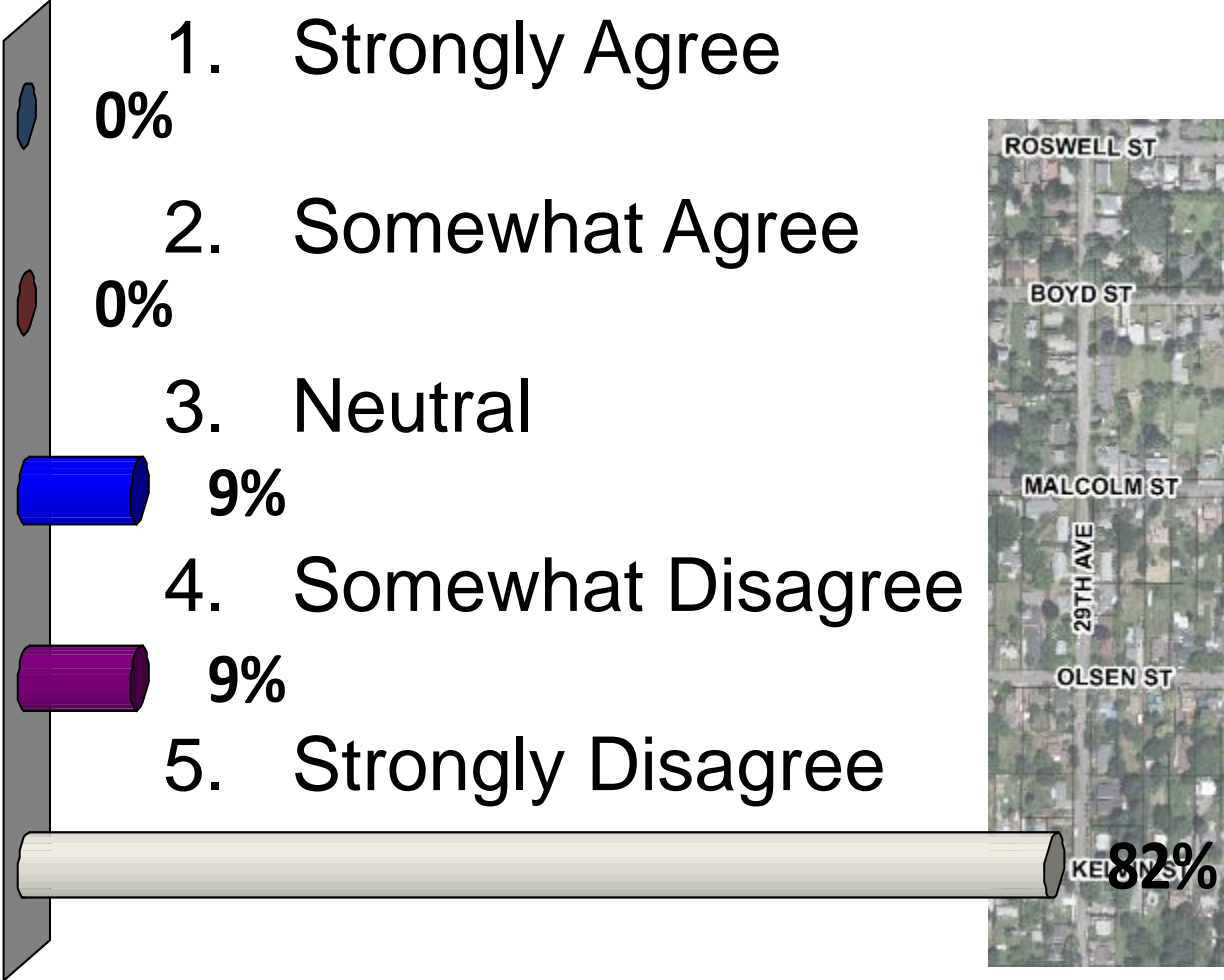


Premiere Auto Wholesale, 10425 SE 42nd Ave

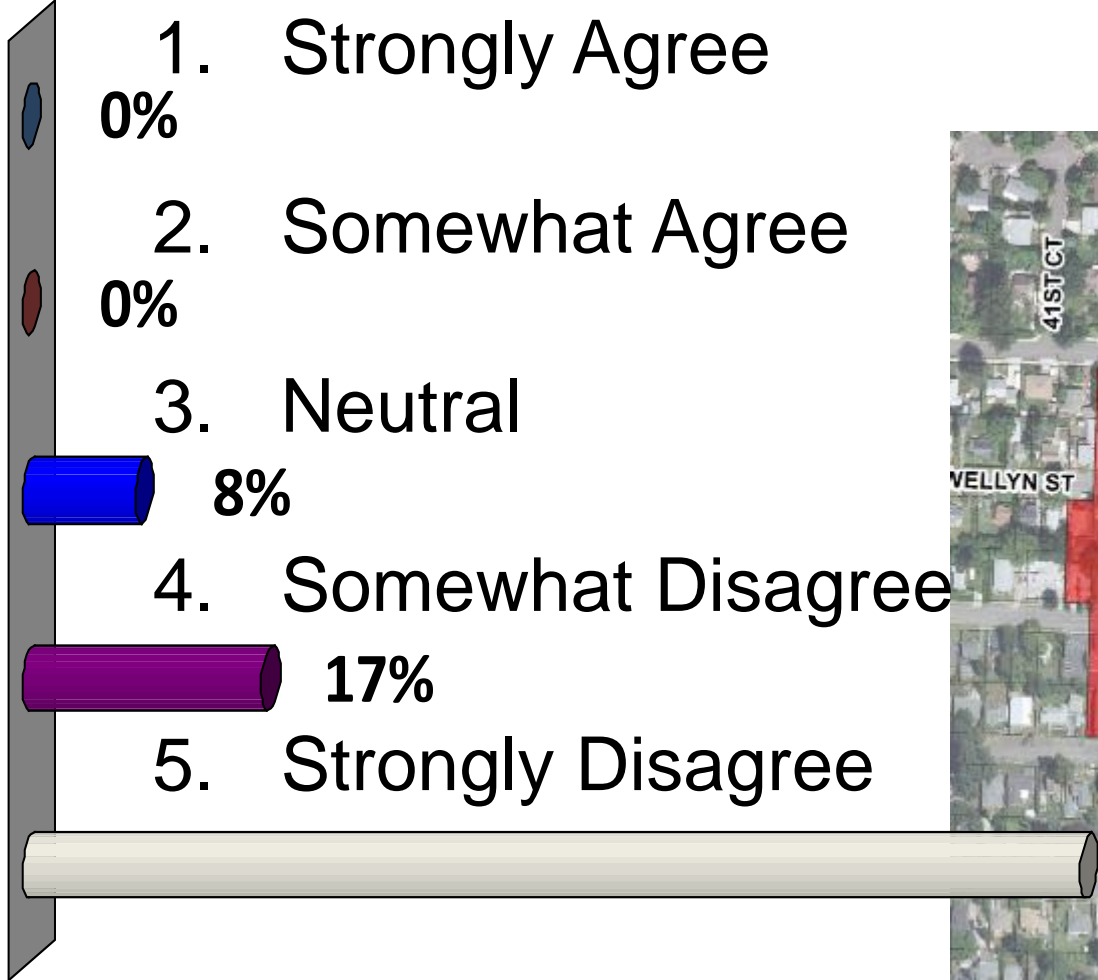
Enterprise Car Sales, 18720 SE McLoughlin Blvd



I would like to see **auto sales** in the 32nd Ave commercial area.



I would like to see **auto sales** in the 42nd Ave commercial area.



Live Polling: Use Standards

Key Issue: Drinking Establishments

- Proposed approach:
 - Eating establishments (businesses that primarily serve food and may or may not serve alcohol) allowed
 - Drinking establishments (businesses that primarily serve alcohol and may or may not serve food) conditional uses
- Considerations:
 - Concern about noise and impacts neighborhood impacts



Live Polling: Drinking Establishment Examples



McQueens Bar & Grill, 14680 SE River Rd



Wine:30, 6716 SE Milwaukie Ave



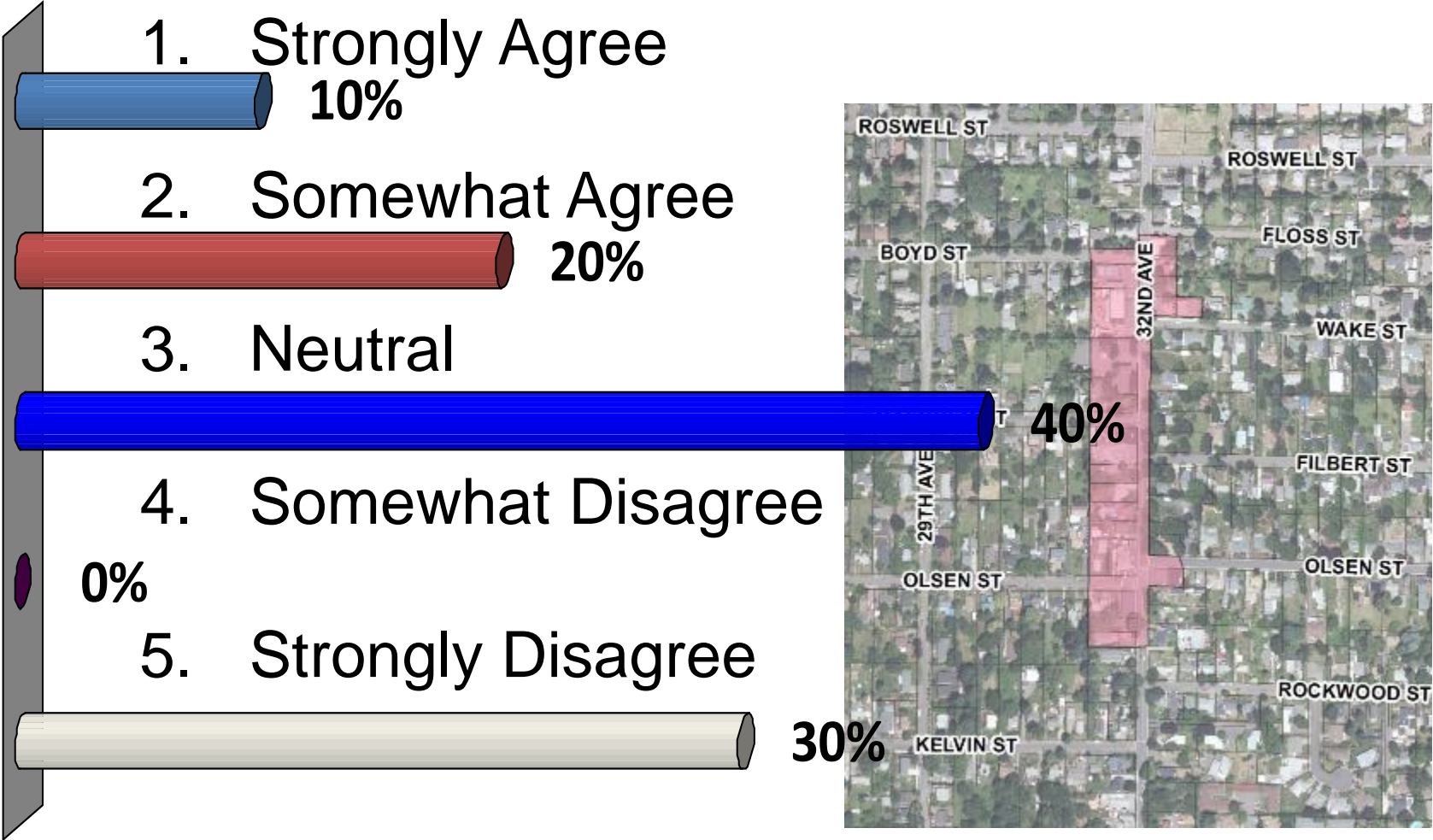
Portland U-Brew & Pub, 6237 SE Milwaukie Ave



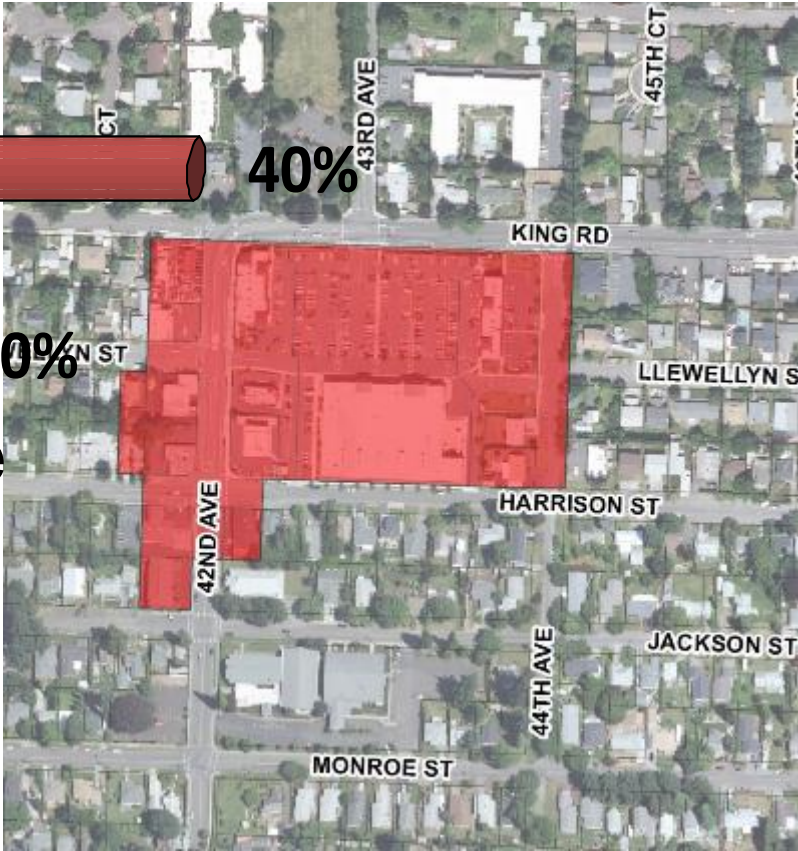
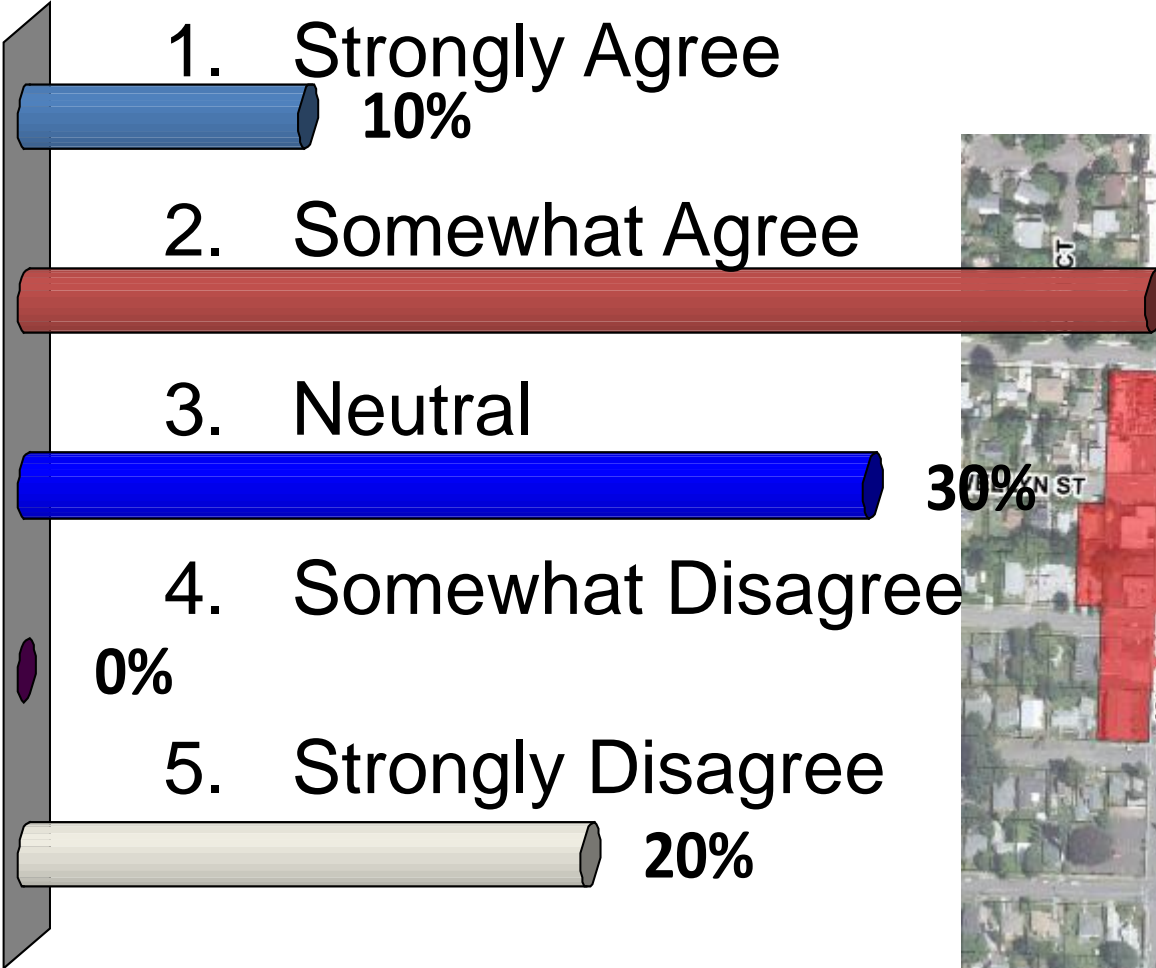
Laurelwood Public House & Brewery, 6716 SE Milwaukie Ave



I would like to see **businesses that primarily serve alcohol** in the 32nd Ave commercial area.



I would like to see **businesses that primarily serve alcohol** in the 42nd Ave commercial area.



Live Polling: Use Standards

Key Issue: Stand-alone residential

- Proposed approach:
 - Allow residential on the 2nd and 3rd floors of mixed use buildings
 - Stand-alone single-family and multifamily as conditional uses
- Considerations:
 - Stand-alone residential could limit potential for commercial development
 - Some existing residential in area is currently nonconforming



Single-family vs. Multi-family Housing

Single-family

A single dwelling unit in one home

Example: A single house on its own lot



Multi-family

Three or more separate dwelling units in the structure

Example: Triplex, Quadplex, or Apartments



Stand-alone residential development should be allowed in the **32nd Ave** commercial area.

1. Strongly Agree

0%

2. Somewhat Agree

0%

3. Neutral

38%

4. Somewhat Disagree

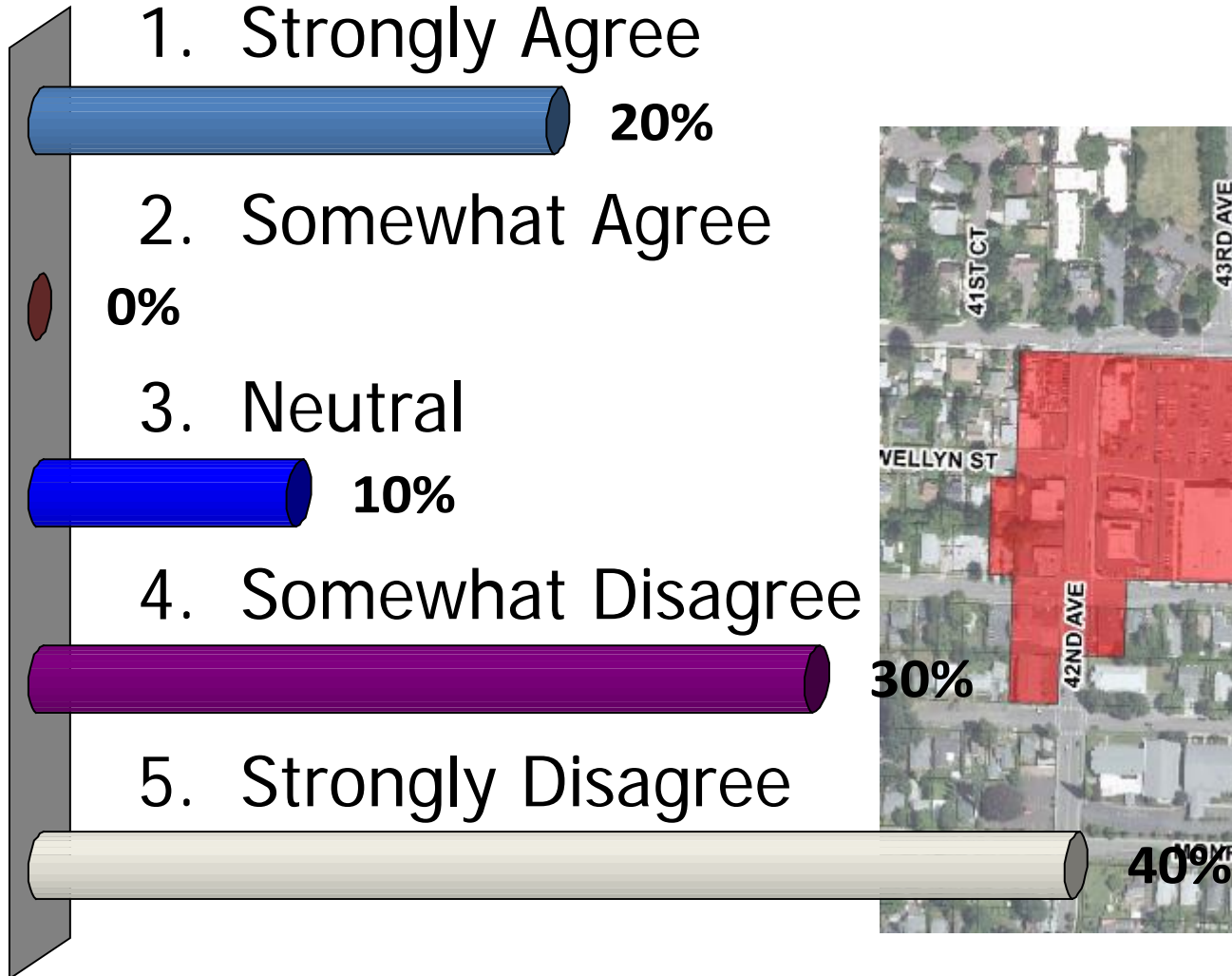
0%

5. Strongly Disagree

63%



Stand-alone residential development should be allowed in the **42nd Ave** commercial area.



Live Polling: Development Standards

Key Issue: Location of parking

- Proposed approach:
 - New parking must be located next to or behind buildings
- Considerations:
 - Parking lots next to the sidewalk reduce pedestrian-friendliness
 - Regulating where parking is located creates a more appealing pedestrian environment



Live Polling: Development Standards

Key Issue: Location of parking

Buildings that are separated from the sidewalk by parking lots



Buildings located close to the sidewalk



Live Polling: Development Standards

Key Issue: Location of parking

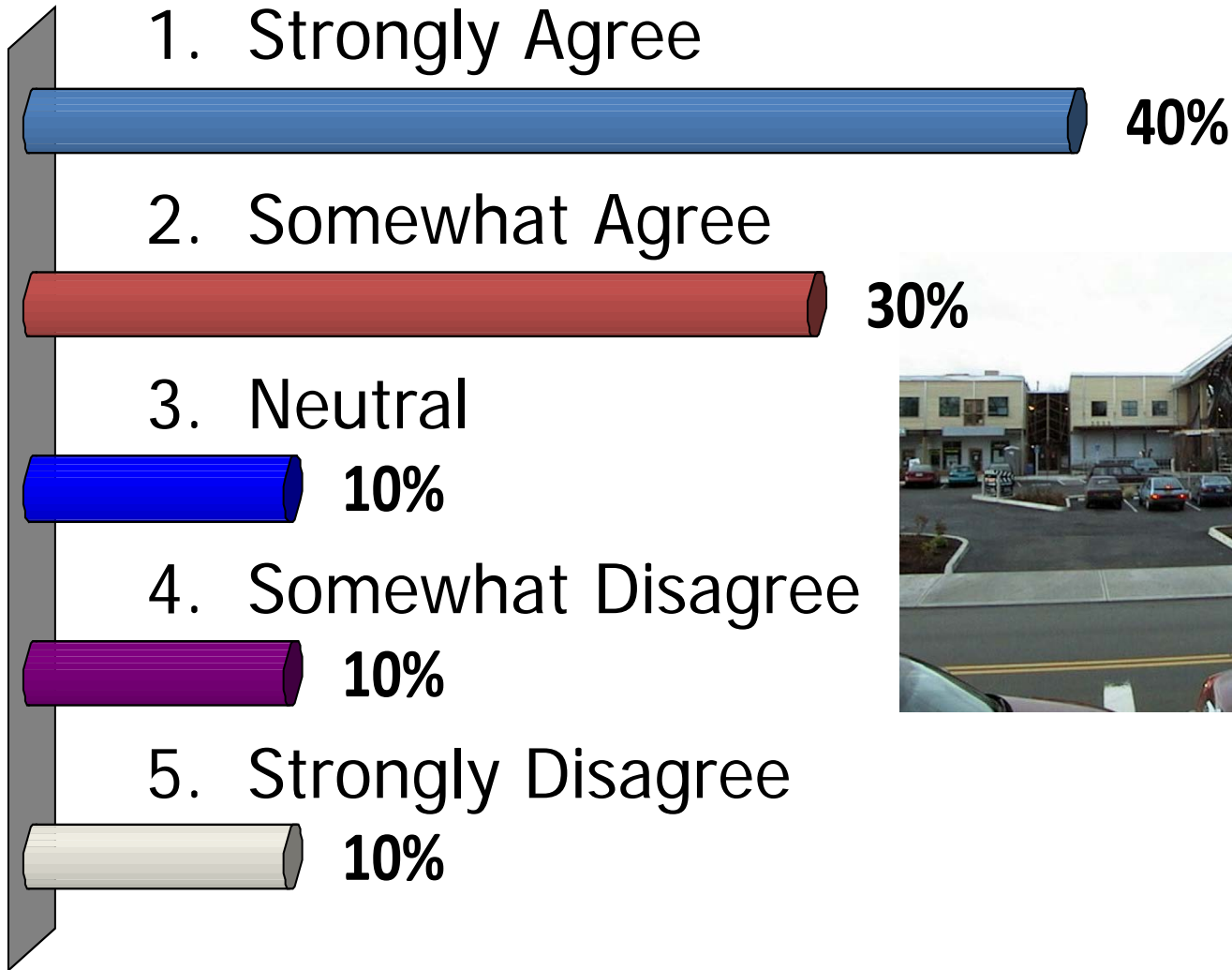
Buildings located close to the sidewalk



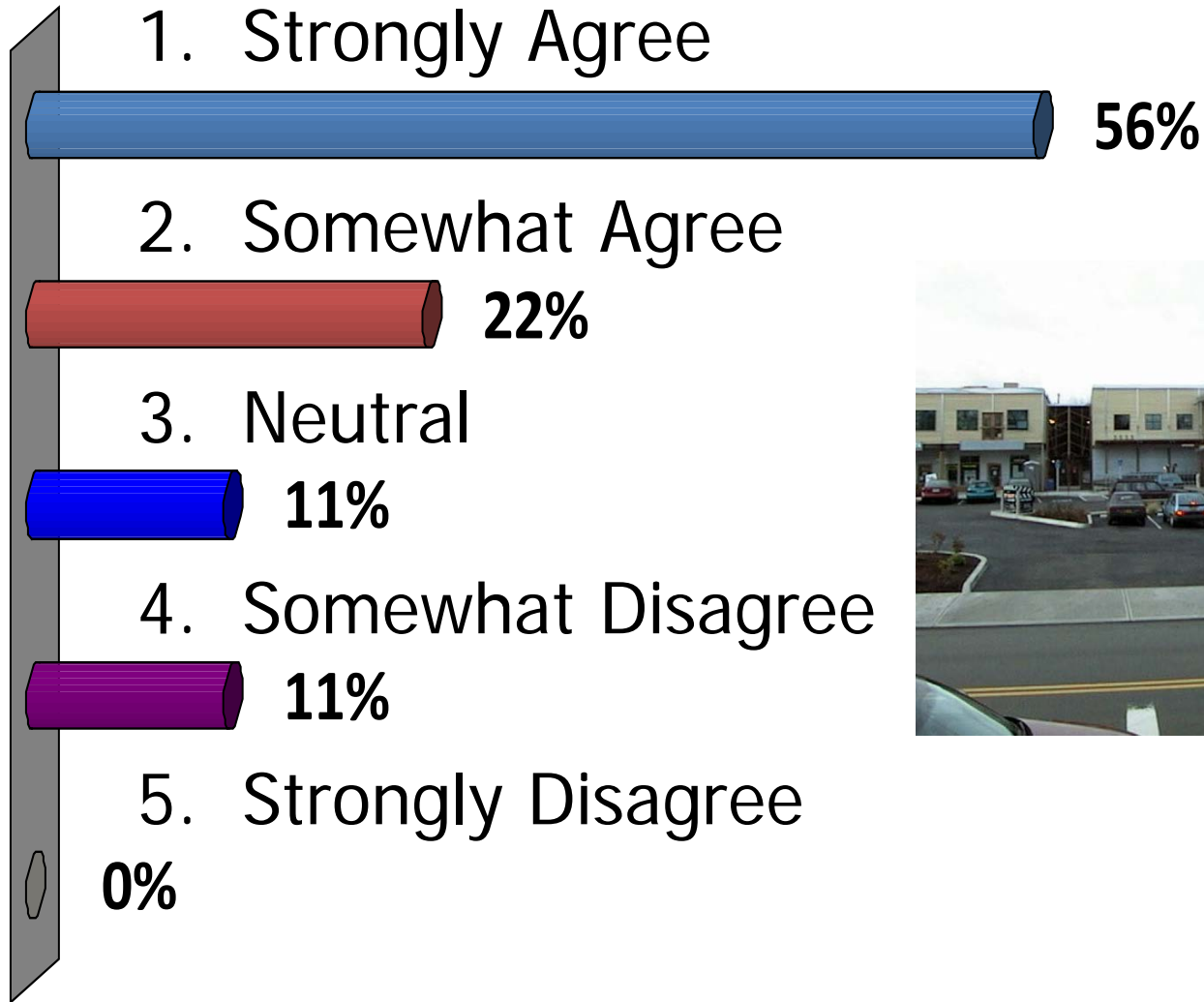
Buildings that are separated from the sidewalk by parking lots



New development in the **32nd Ave** commercial area should not have parking lots between the building and the sidewalk.



New development in the **42nd Ave** commercial area should not have parking lots between the building and the sidewalk.



Live Polling: Development Standards

Key Issue: Drive thrus

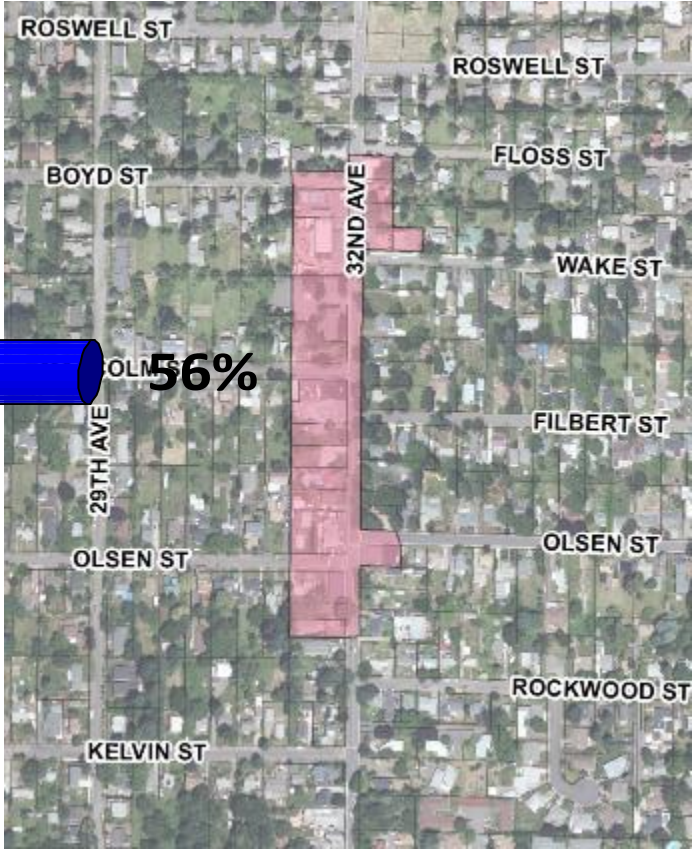
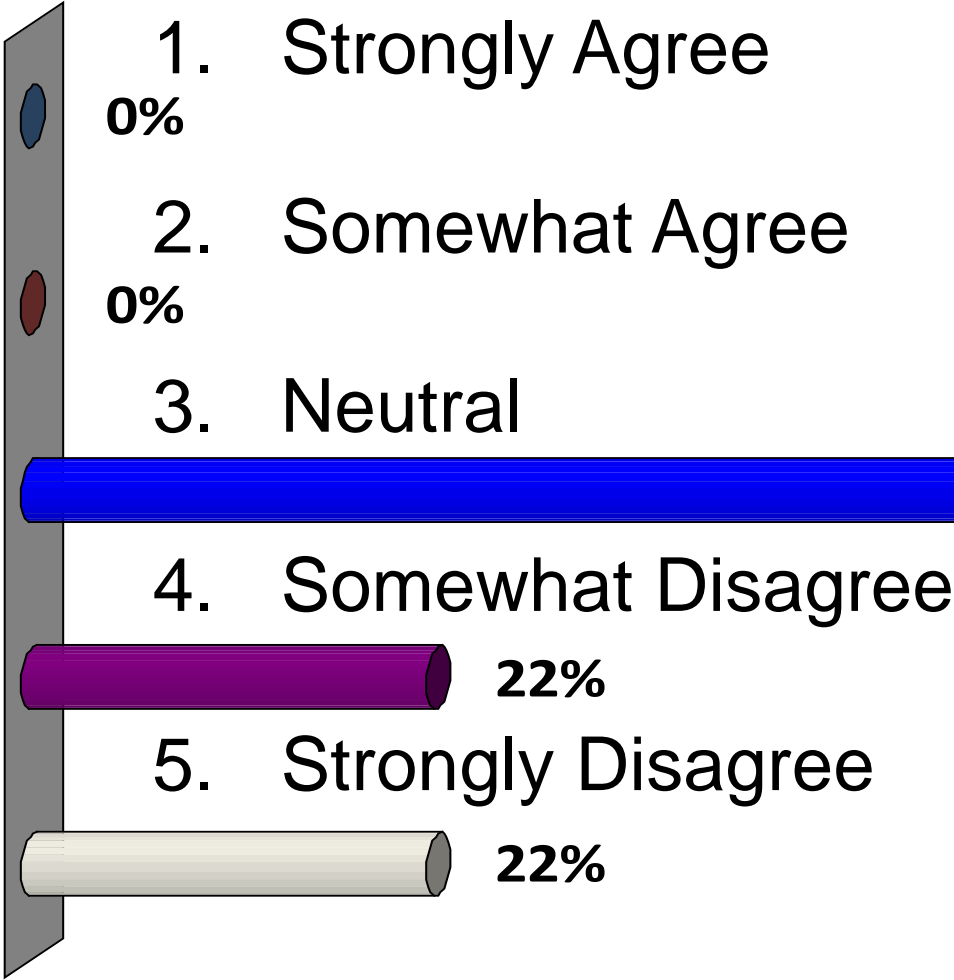
- Proposed approach:
 - Drive thrus are conditional uses
- Considerations:
 - Concern about pedestrian friendliness
 - What types of businesses could have a drive thru?
 - Coffee Shop
 - Fast Food
 - Bank
 - Other?



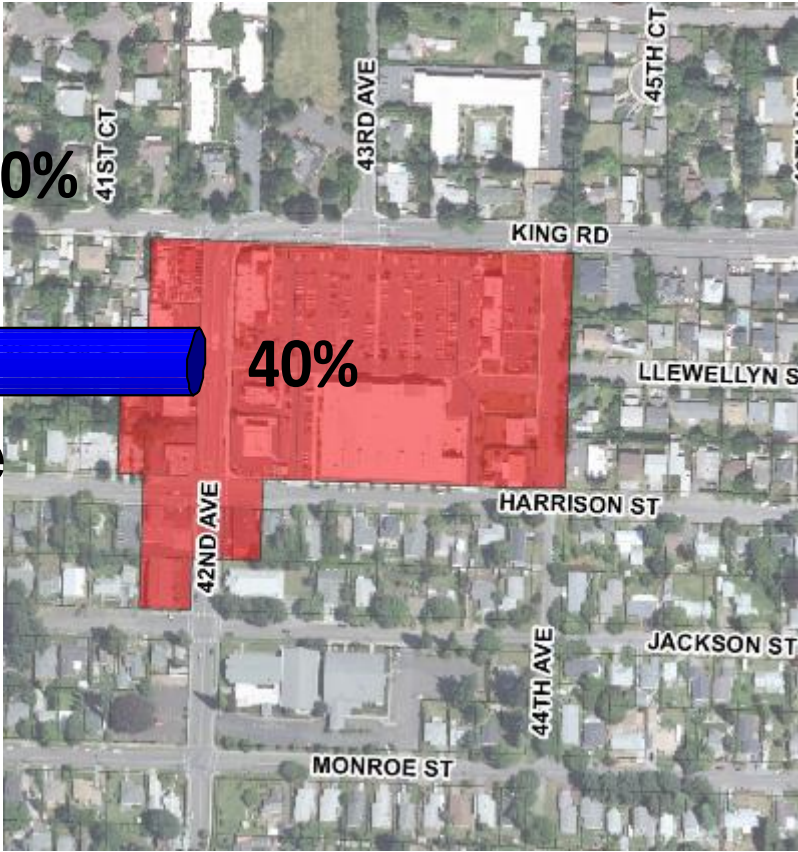
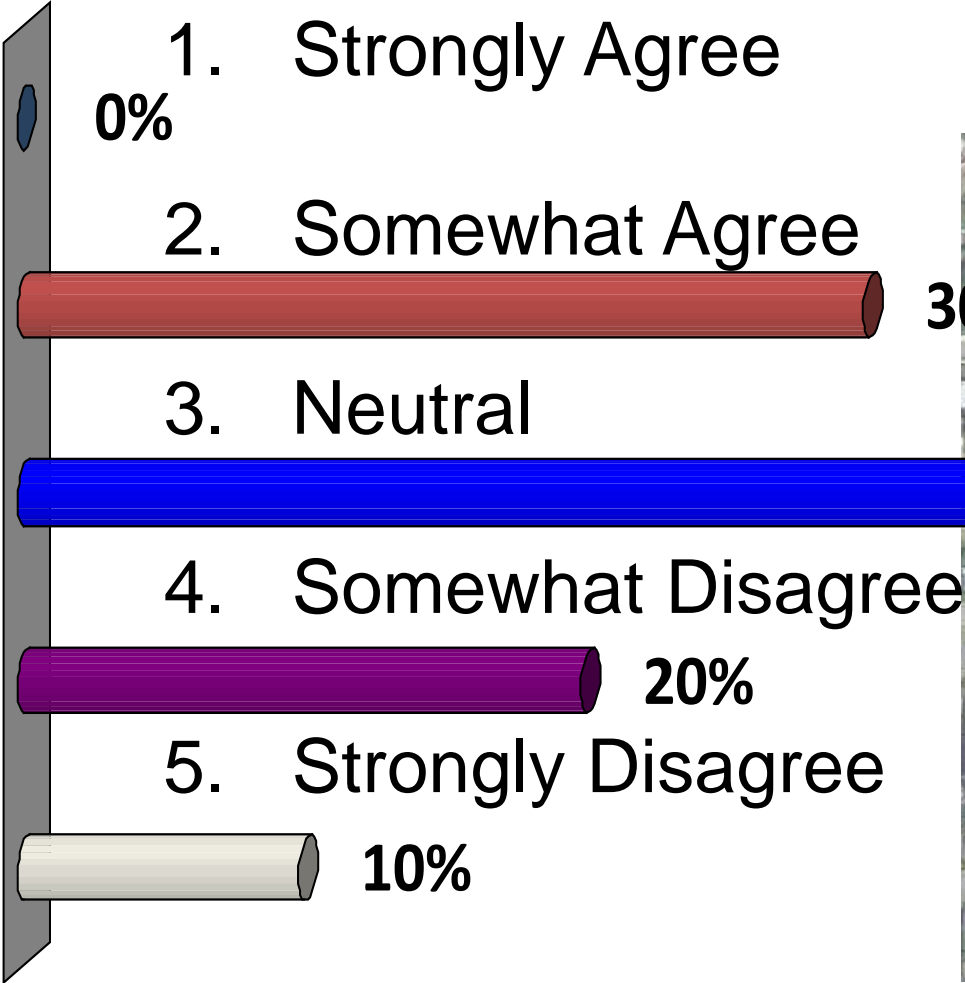
Live Polling: Drive Thru Examples



I would like to see **drive thrus** in the 32nd Ave commercial area.



I would like to see **drive thrus** in the 42nd Ave commercial area.



Live Polling: Design Standards

Key Issue: Maximum Setbacks

- Proposal:
 - Establish maximum setback along 32nd and 42nd Ave
- Considerations:
 - Existing regulations allow 0 setback buildings
 - Sidewalk-tight buildings create pedestrian-friendly environment



Live Polling: Design Standards

Key Issue: Minimum/Maximum Setbacks

A street with consistent setbacks, buildings close to the sidewalk.



A street with inconsistent setbacks or large setbacks.



New development in the **32nd Ave** commercial area should have maximum setbacks.

1. Strongly Agree



2. Somewhat Agree



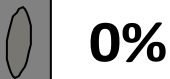
3. Neutral



4. Somewhat Disagree



5. Strongly Disagree

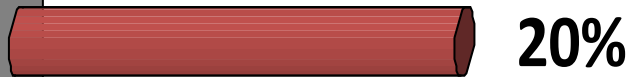


New development in the 42nd Ave commercial area should have maximum setbacks.

1. Strongly Agree



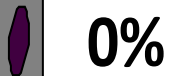
2. Somewhat Agree



3. Neutral



4. Somewhat Disagree



5. Strongly Disagree



NMS Draft Plan & Code Amendments

Questions or Comments?



Next Steps

Neighborhood Main Streets

- Final PAC meeting - 5/21
- Public Event: Refined 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 City website's Planning page. 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 city 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 with green leaves. 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 divided into two columns. The left column has a section titled "Moving Forward Milwaukie: Enhancing Our Commercial Districts" with a sub-section "Overview" and a paragraph of text. Below the text is a photograph of an outdoor commercial area with tables and chairs. The right column has a section titled "Current Projects" with a list of projects and a section titled "Planning Meetings" with a list of meetings.

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 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

