



Moving Forward Milwaukie Advisory Committee #11

Moving Forward Milwaukie • May 21, 2015

Meeting Objectives

Advisory Committee Meetings

8/13 Central Milwaukie Concepts, and Downtown Amendments

9/29 Draft Central Milwaukie Land Use and Transportation Plan

1/29 Central Milwaukie Plan and Code Amendments

4/1 Neighborhood Main Streets Overview and Discussion

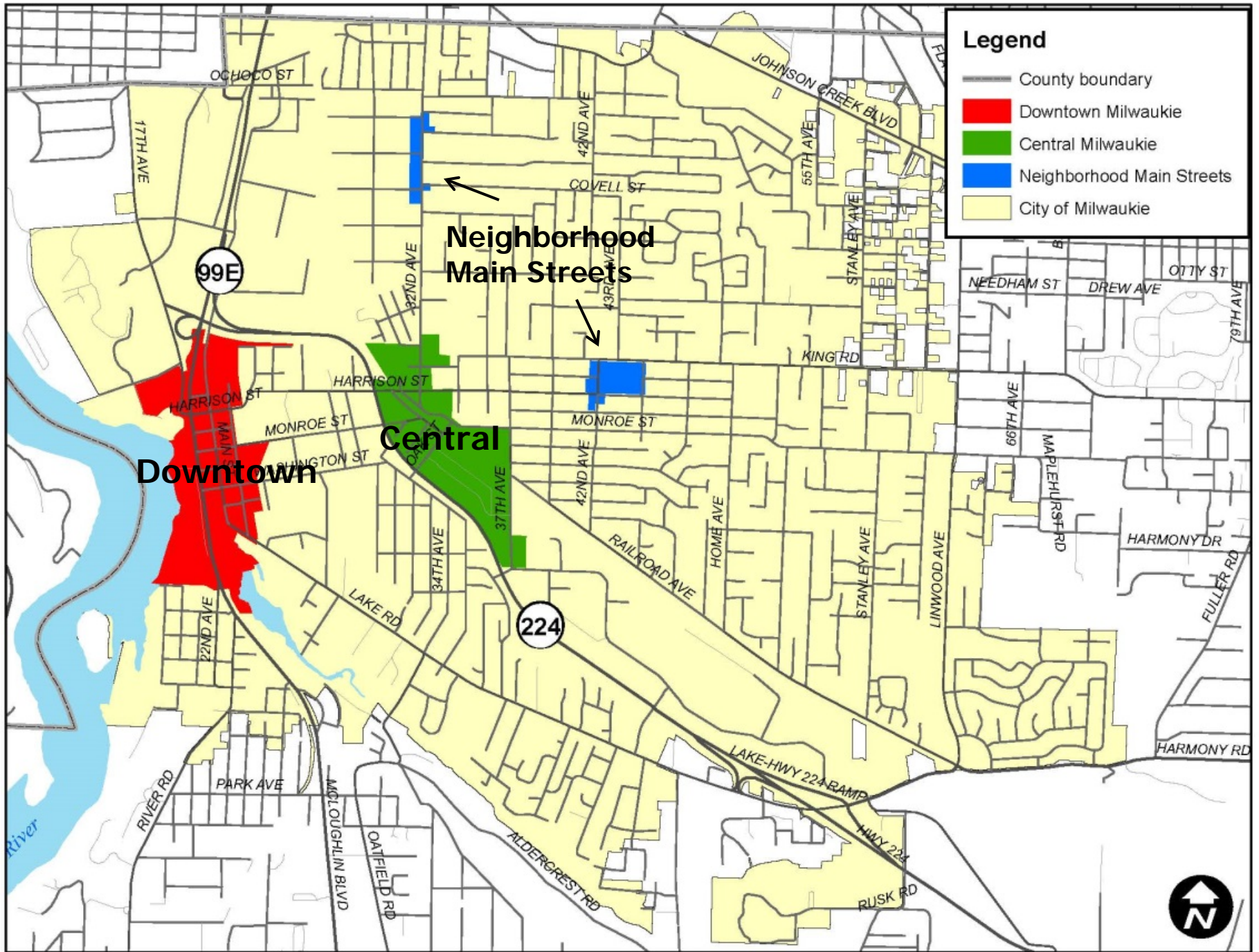
5/21 Neighborhood Main Streets Plan and Code Amendments



Meeting Objectives

- Neighborhood Main Streets – Draft Code Amendments
- Project Recap and Lessons Learned
 - Reflections from PAC members on the project
- Ice cream social & Certificates of Appreciation!





Legend

-  County boundary
-  Downtown Milwaukie
-  Central Milwaukie
-  Neighborhood Main Streets
-  City of Milwaukie

**Neighborhood
Main Streets**

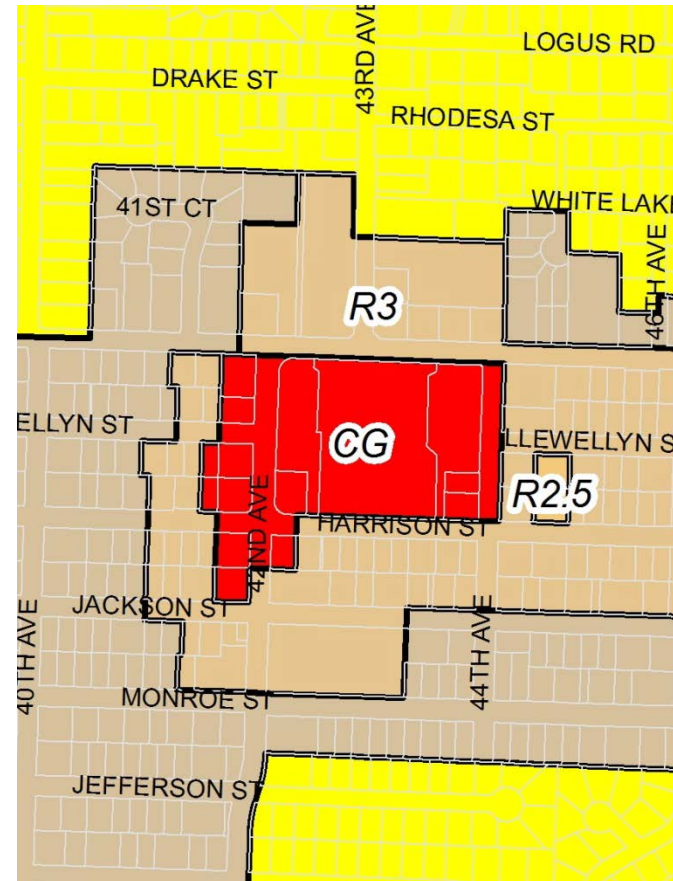
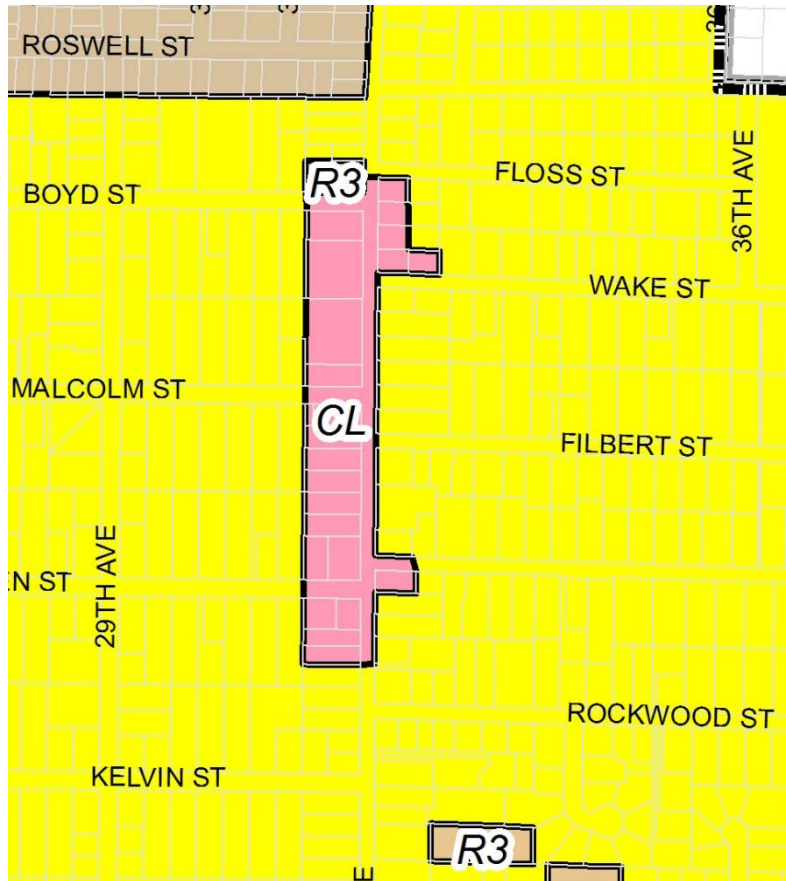
Central

Downtown



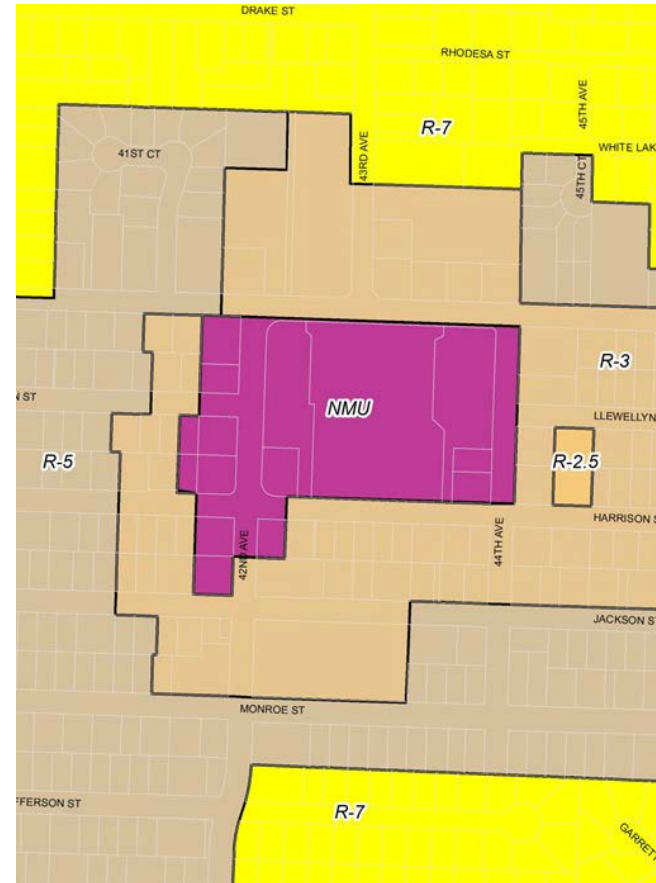
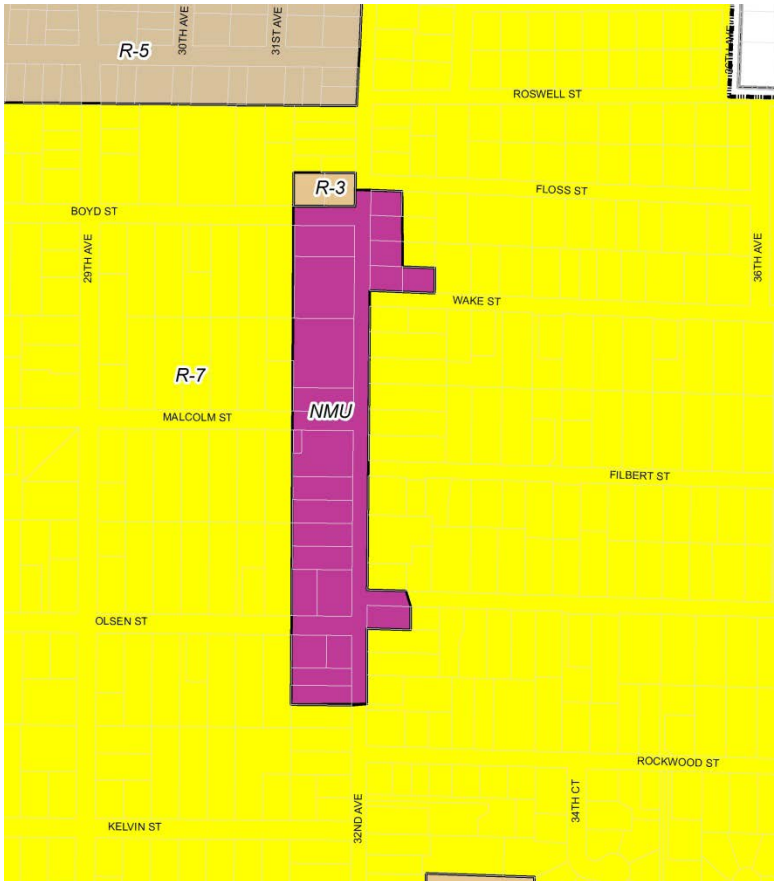
NMS Draft Code Amendments

Existing Zoning



NMS Draft Code Amendments

Proposed Zoning



NMS Draft Code Amendments

Overview

- Neighborhood Mixed Use Zone (NMU)
- Apply to 32nd and 42nd Ave commercial areas
 - Neighborhood commercial centers
 - Meet the needs of nearby residents
 - Vibrant, local economy
 - Safe and convenient pedestrian access
 - Neighborhood-scale identity



NMS Draft Code Amendments

Public Meeting

- Date: May 6, 2015
- Purpose: Confirm policy direction from 2012 project
 - Is it still valid?
 - Has anything changed?
- Activities:
 - Small group discussions
 - Live polling on key issues
- Attendance: 12 members of the public



NMS Draft Code Amendments

Key Issues

- Auto sales
- Drinking establishments
- Stand-alone residential
- Size limits
- Drive thrus
- Location of parking
- Maximum setback



NMS Draft Code Amendments

Auto Sales



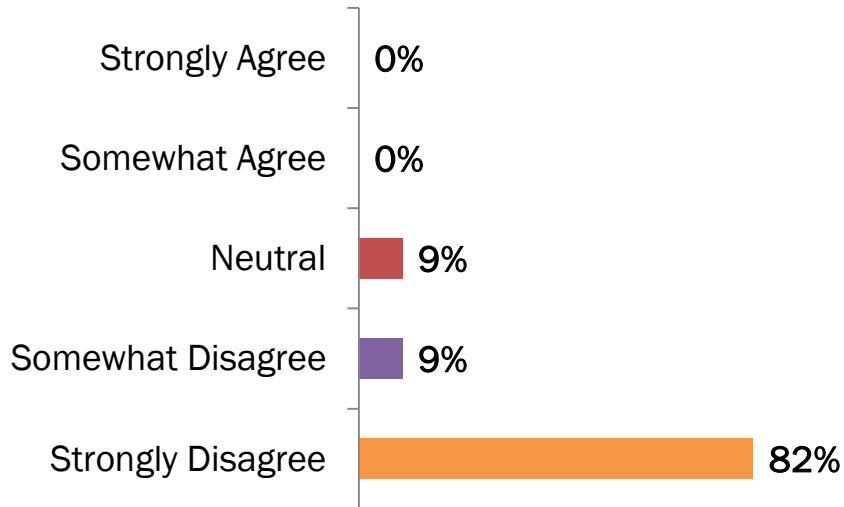
NMS Draft Code Amendments

Auto Sales

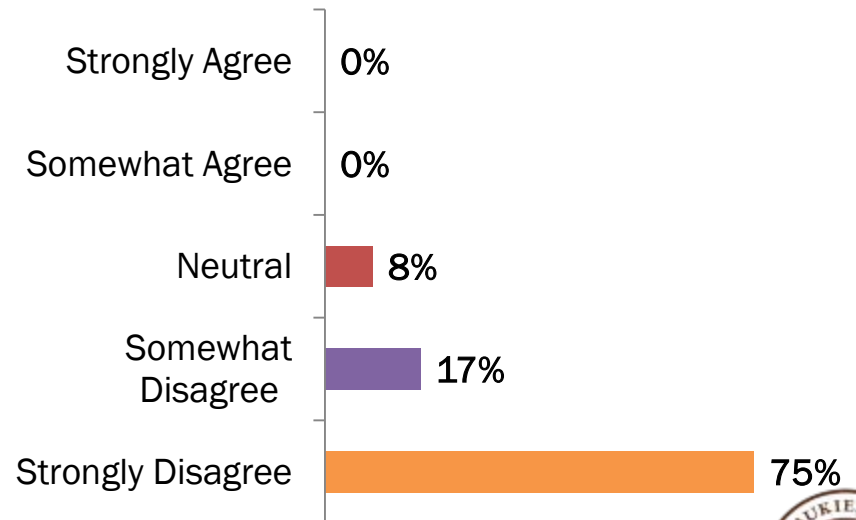
- Public Meeting results:**

Auto Sales Should be allowed in...

The **32nd Ave** commercial area



The **42nd Ave** commercial area



NMS Draft Code Amendments

Auto Sales

Proposed Approach:

- Vehicle sales and rentals listed as a Prohibited use in the Neighborhood Mixed-Use (NMU) zone
- This use category includes sales and rentals of passenger vehicles, motorcycles, light and medium trucks, boats and other recreational vehicles
- Existing auto sales use on 42nd Avenue would be a legal non-conforming use



NMS Draft Code Amendments

Drinking Establishments



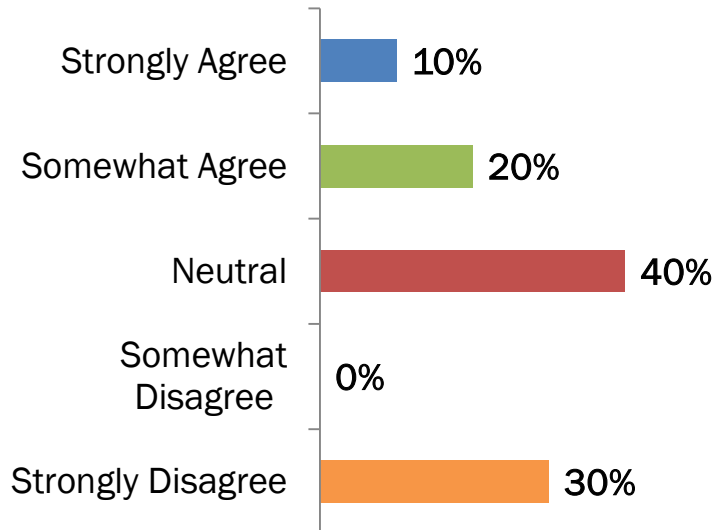
NMS Draft Code Amendments

Drinking Establishments

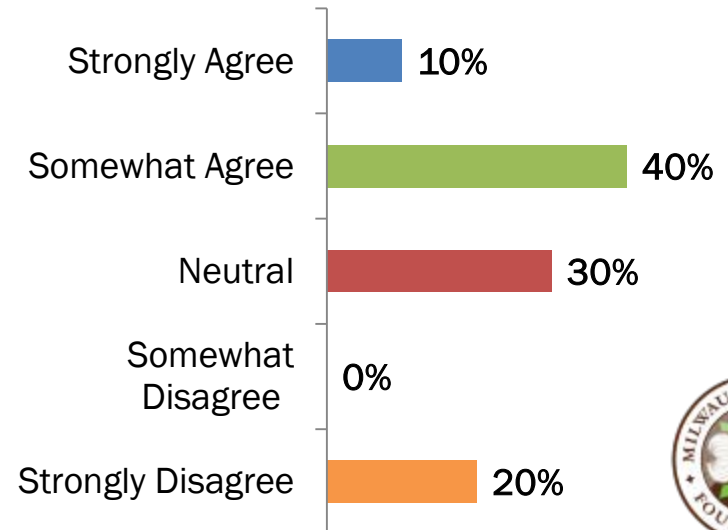
- **What the PAC said:** We want to allow brewpubs but prohibit bars and taverns... the devil is in the details.
- **Public Meeting results:**

Would like to see businesses that primarily serve alcohol in...

the **32nd Ave** commercial area.



the **42nd Ave** commercial area.



NMS Draft Code Amendments

Drinking Establishments

Proposed Approach:

- Drinking Establishments defined as use that “primarily involve the sale of alcoholic beverages for consumption on site”
 - Brew pub could be either a drinking or an eating establishment, depending on details
- Listed as a conditional use in the NMU zone
- Would require public hearing and Planning Commission approval of conditional use permit (Type 3 review)



NMS Draft Code Amendments

Stand-alone residential

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



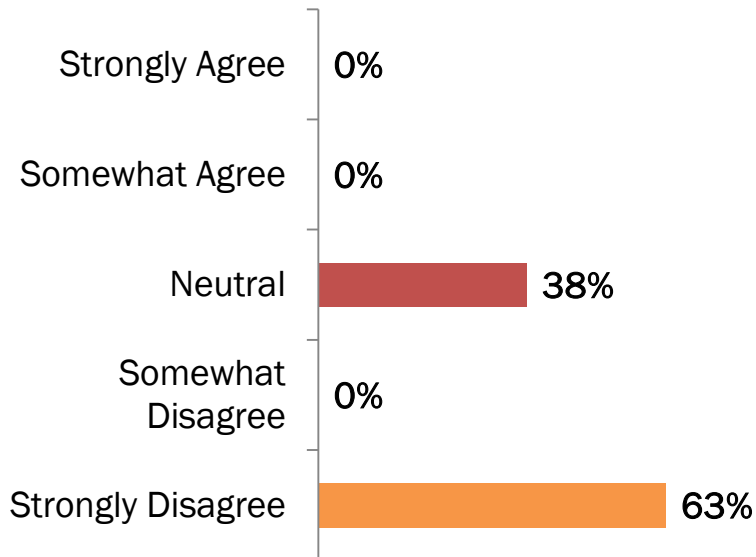
NMS Draft Code Amendments

Stand-alone residential

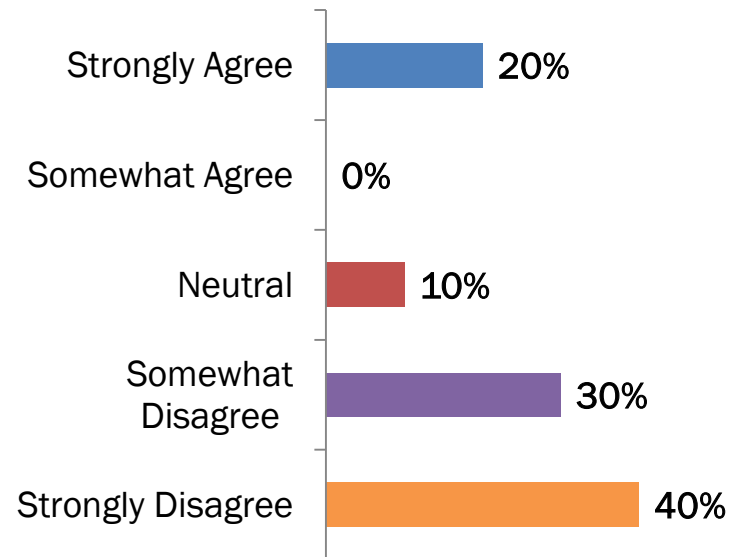
- **What the PAC said:** Conditional use
- **Public Meeting results:**

Stand-alone residential development should be allowed in...

The **32nd** Ave Commercial Area



The **42nd** Ave Commercial Area



NMS Draft Code Amendments

Stand-alone residential

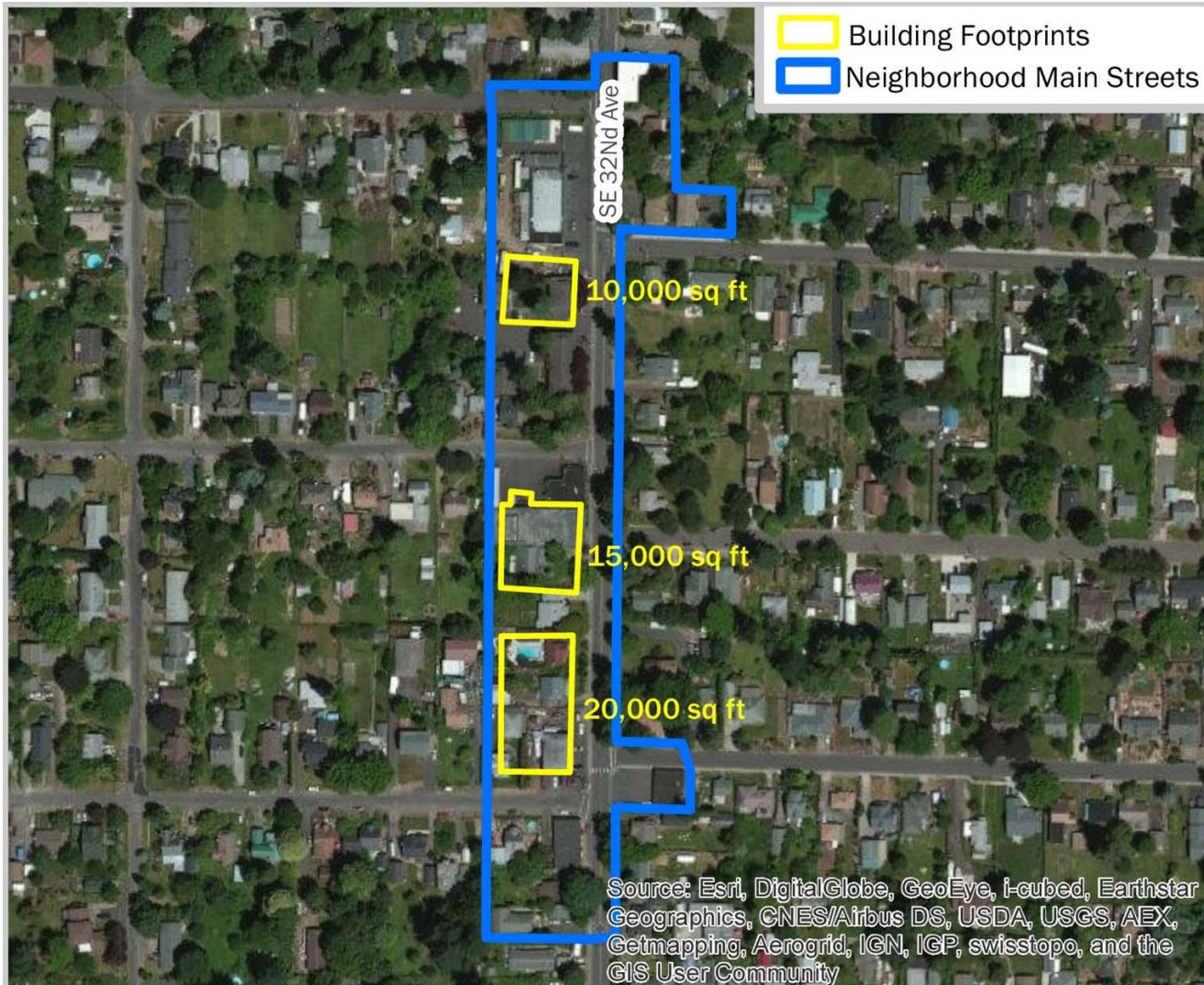
Proposed Approach:

- Stand-alone residential (single-family detached, rowhouse, multifamily) listed as a conditional use in the NMU zone
- Would require public hearing and Planning Commission approval of conditional use permit (Type 3 review)
- Housing as part of mixed-use building or live/work unit listed as a permitted use (Type 1 review)



NMS Draft Code Amendments

Size limits



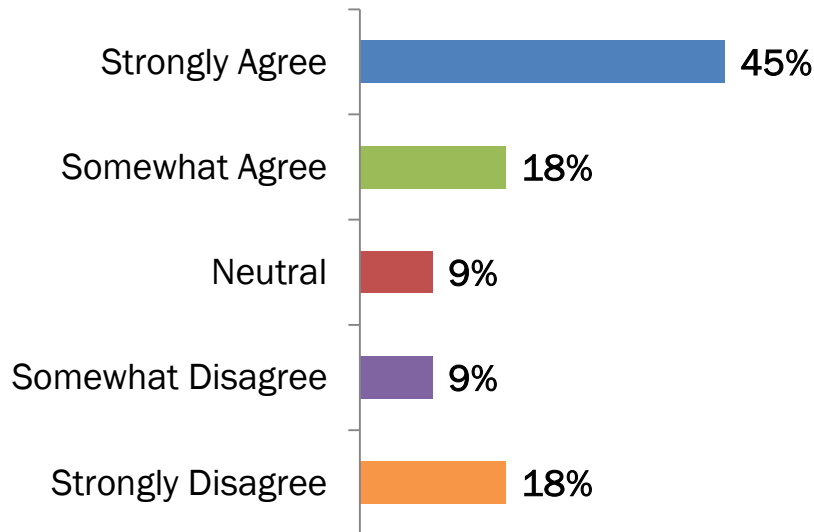
NMS Draft Code Amendments

Size limits

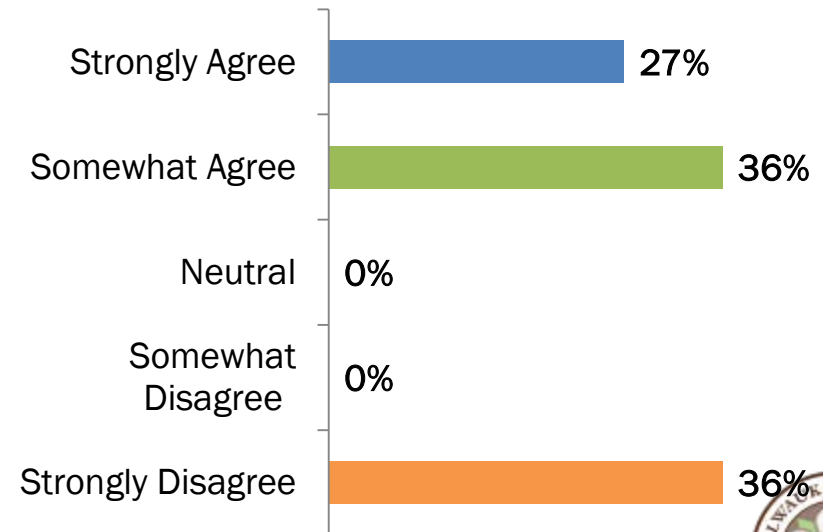
- **What the PAC said:** Yes. There should be a limit.
- **Public Meeting results:**

Size of individual businesses should be limited...

The **32nd Ave** commercial area.



The **42nd Ave** commercial area.



NMS Draft Code Amendments

Size limits

Proposed Approach:

- Non-residential use less than 10,000 square feet permitted in NMU zone (Type 1 review)
- Non-residential use greater than 10,000 square feet listed as conditional use in NMU zone (Type 3 review)
- Would require public hearing and Planning Commission approval of conditional use permit
- Size limits linked to the use – not the size of the building
- Safeway would be a legal, non-conforming use



NMS Draft Code Amendments

Drive thrus



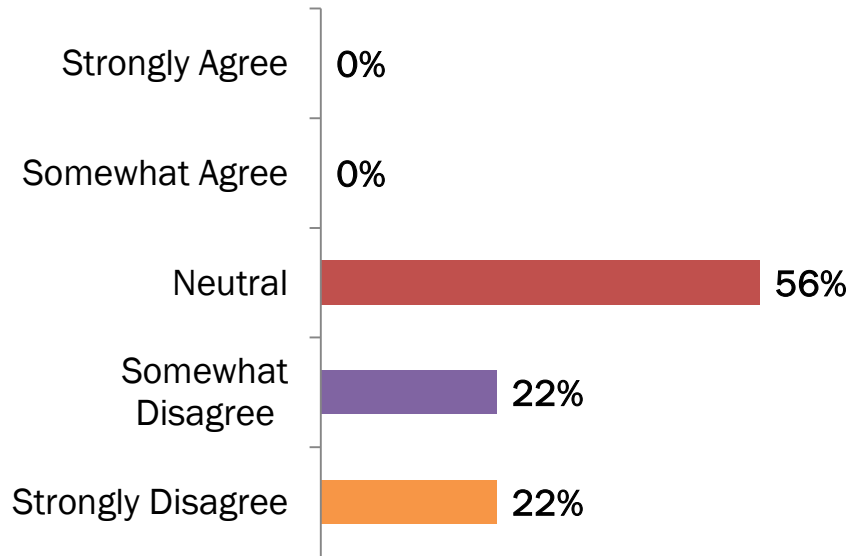
NMS Draft Code Amendments

Drive thrus

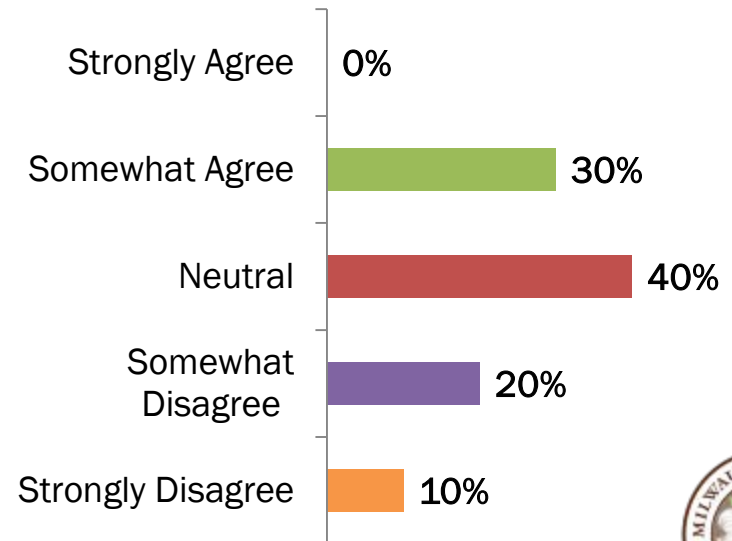
- **What the PAC said:** Ran out of time to discuss
- **Public Meeting results:**

Drive thrus should be allowed in...

the **32nd Ave** commercial area.



the **42nd Ave** commercial area.



NMS Draft Code Amendments

Drive thrus

Proposed Approach:

- Drive-through facilities not considered an accessory use in the NMU zone
- Drive-through facilities require conditional use approval (Type 3 review)
- Standards in Parking Chapter (19.600) would also apply to the location, design and screening of the drive-through facility



NMS Draft Code Amendments

Location of parking

Buildings that are separated from the sidewalk by parking lots



Buildings located close to the sidewalk



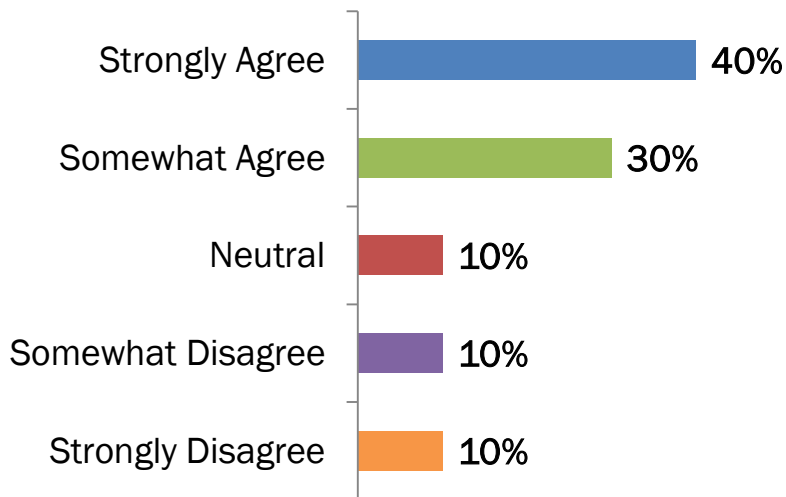
NMS Draft Code Amendments

Location of parking

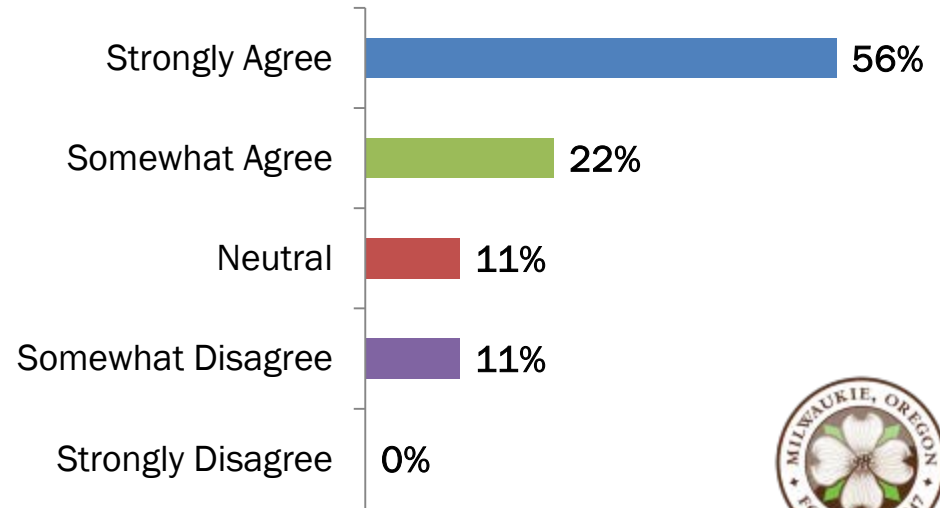
- **What the PAC said:** Keep off-street parking requirements, but did not discuss location of parking.
- **Public Meeting results:**

New developments should not have parking lots between the building and sidewalk in...

The **32nd Ave** commercial area



The **42nd Ave** commercial area



NMS Draft Code Amendments

Location of parking

Proposed Approach:

- New vehicle parking is prohibited between the building and the street in the NMU zone
- New vehicle parking must be located to behind or to the side of buildings
- Existing parking in front of building(s) may remain as legal non-conforming development
- New development should move closer to compliance with the standard



NMS Draft Code Amendments

Maximum setbacks

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



A street with inconsistent setbacks or large setbacks.



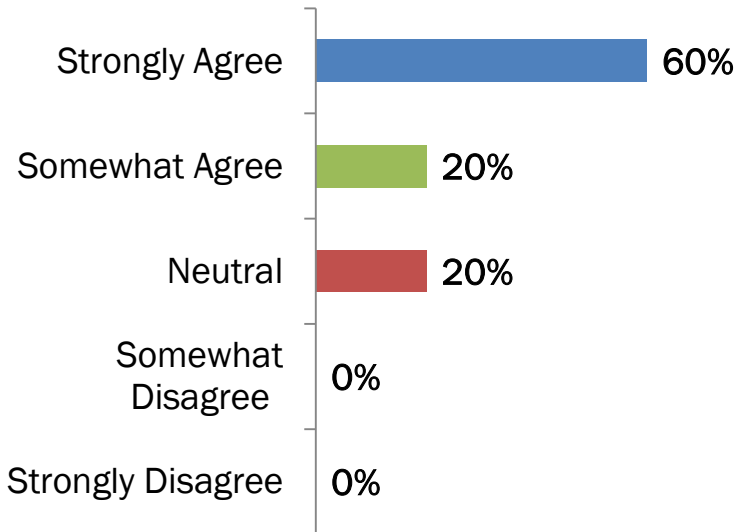
NMS Draft Code Amendments

Maximum setbacks

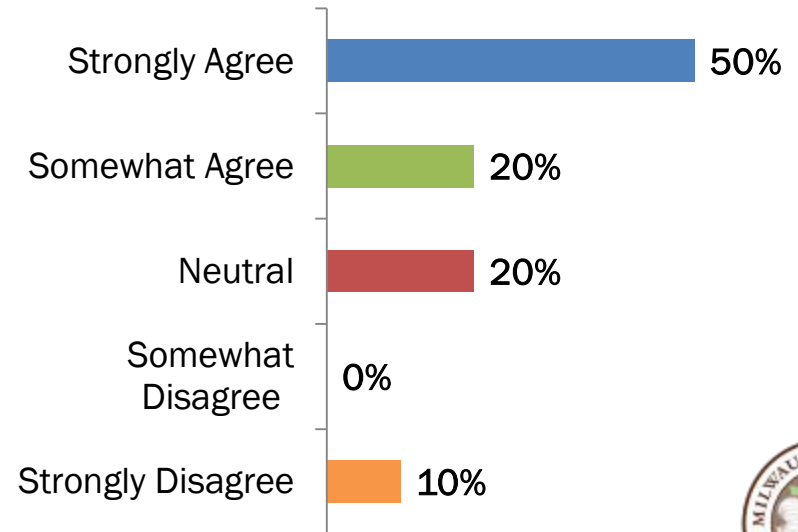
- **What the PAC said:** Yes.
- **Public Meeting results:**

New developments should have maximum setbacks in...

The **32nd Ave** commercial area.



The **42nd Ave** commercial area



NMS Draft Code Amendments

Maximum setbacks

Proposed Approach:

- No minimum setback required in the NMU zone
- Maximum street setback is 10 feet (from future street right-of-way)
- When a building is setback from the sidewalk, the setback area must be landscaped or include usable open space



NMS Draft Plan & Code Amendments

Questions or Comments?



Recap and Lessons Learned

A look back

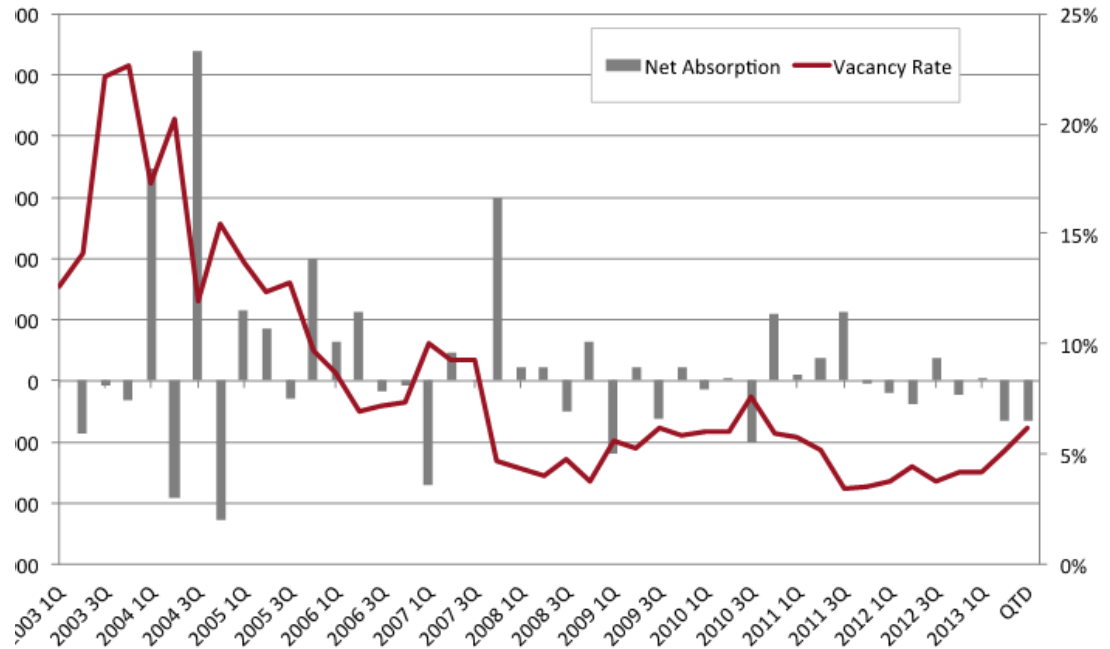
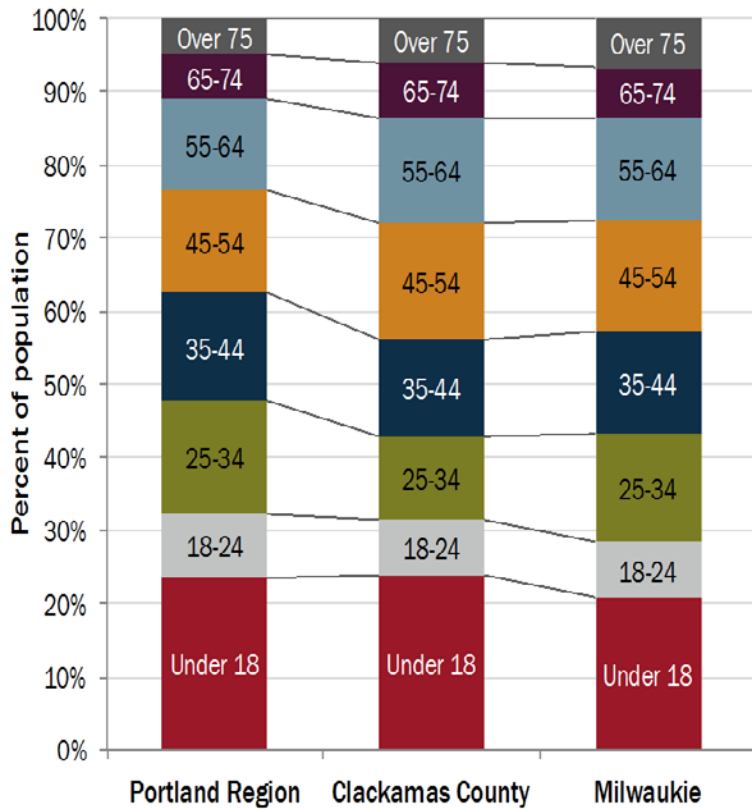
- 2 Years
- **11 PAC Meetings**
- 6 Public Events
- Countless meetings with Planning Commission and City Council

- How did it turn out?



Recap and Lessons Learned

A look back: Market Study



Recap and Lessons Learned

A look back: Opportunity Sites

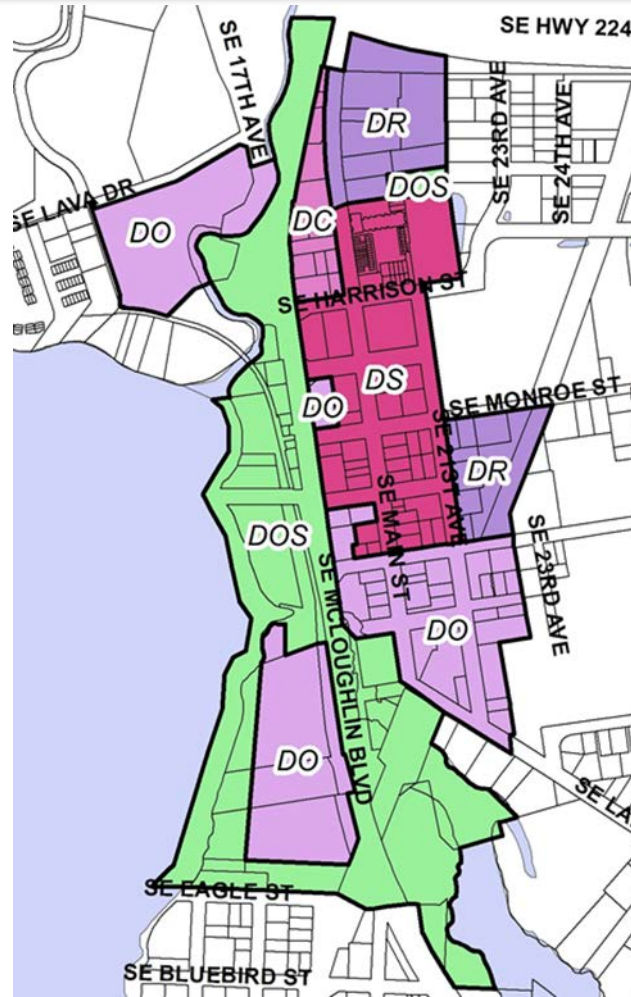
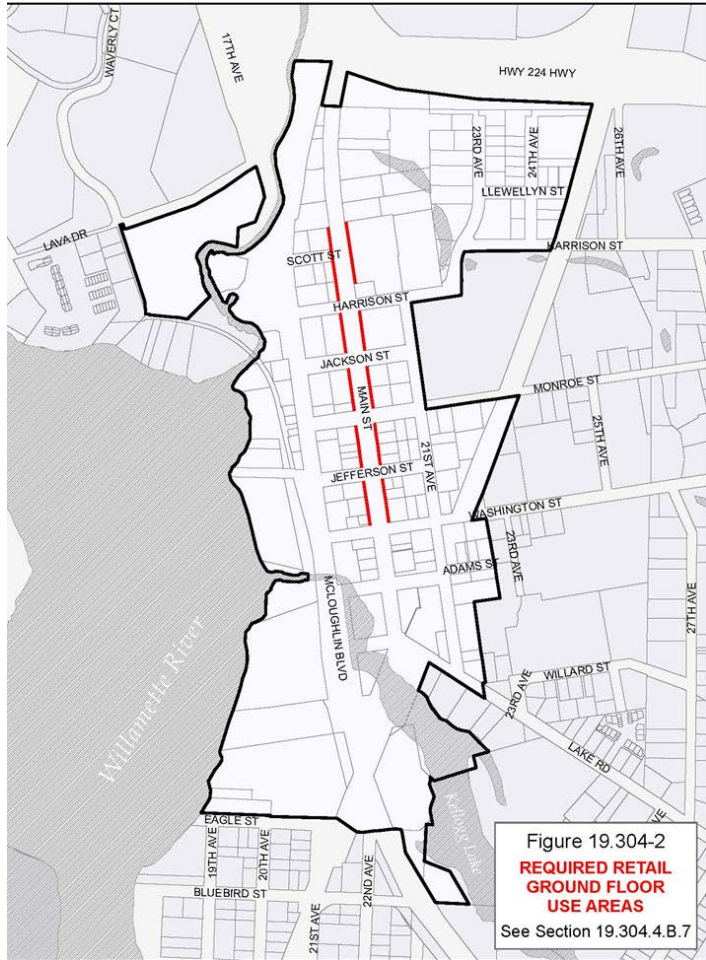


McFarland

| | 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 | | | | | | | |

Recap and Lessons Learned

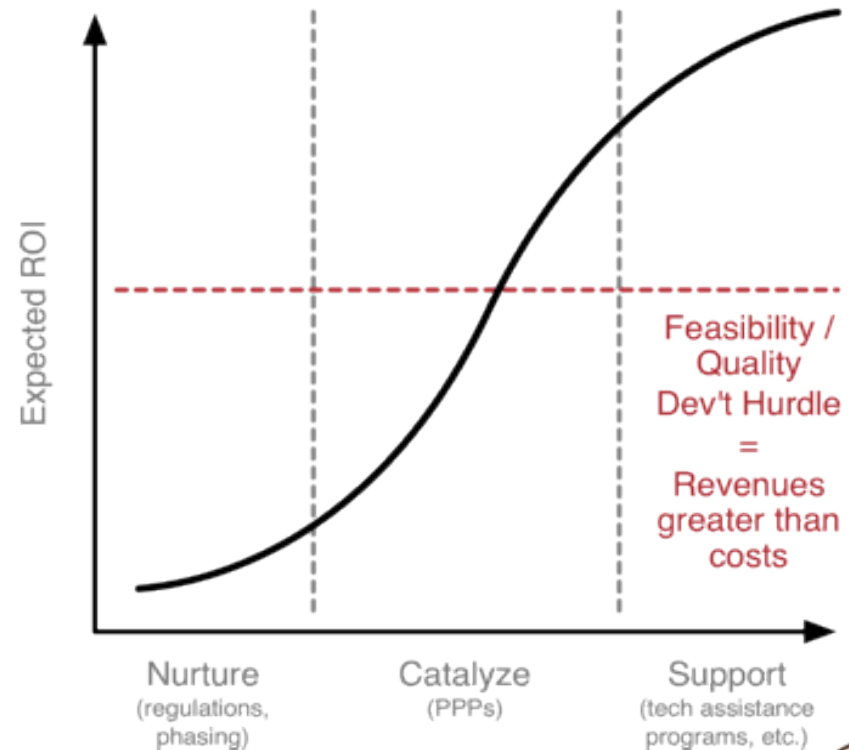
A look back: Downtown Plan and Code Amendments



Recap and Lessons Learned

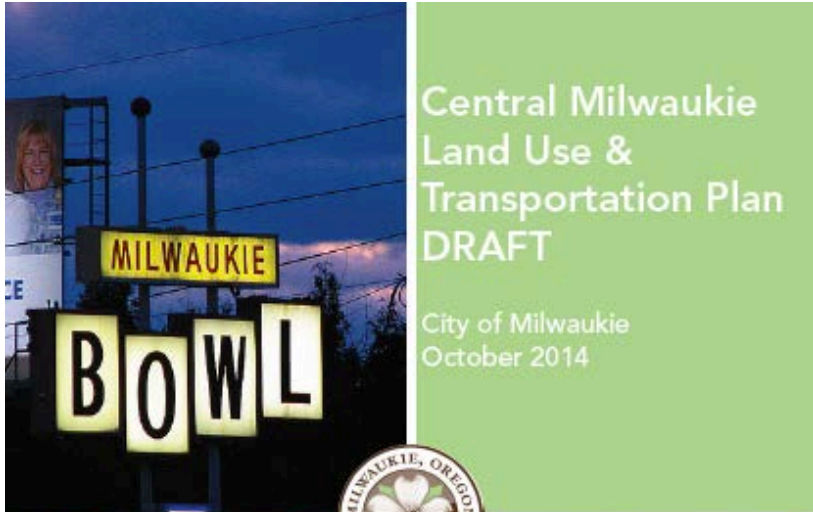
A look back: Action and Implementation Plan

| Strategies | Actions | Project Type | Timeline |
|---|--|-----------------------|-----------|
| DOWNTOWN | | | |
| Policy - Comprehensive Plan | | | |
| 1. Clarify vision and update Comprehensive Plan | 1C. "Refresh" Downtown and Riverfront Land Use Framework Plan | MFM | 0-1 Years |
| | 1D. Revise and adopt South Downtown Concept Plan | MFM | 0-2 Years |
| Regulations - Code | | | |
| 6. Provide more clarity and flexibility on allowed development | 6A. Reduce the number of downtown zones | MFM | 0-1 Years |
| | 6B. Establish a "two-track" process for new development downtown | MFM | 0-1 Years |
| | 6C. Reduce onsite parking requirements | MFM | 0-1 Years |
| | 6D. Update building height requirements and restrictions | MFM | 0-1 Years |
| | 6E. Update allowed uses, including ground-floor uses | MFM | 0-1 Years |
| | 6F. Update setback requirements | MFM | 0-1 Years |
| 7. Ensure development is attractive and pedestrian-friendly | 7A. Expand pedestrian-oriented standards and urban design standards | MFM | 0-1 Years |
| Financial | | | |
| 8. Lower the cost of development for catalyst projects | 8A. Establish alternative funding strategy for PARs | Capital | 0-2 years |
| | 8B. Waive or finance SDCs for qualifying projects | Community Development | 0-2 years |
| | 8C. Make publicly-owned sites available to developers at favorable terms for qualifying projects | Economic Development | 0-6 Years |
| Economic development | | | |
| 5. Proactively encourage development | 5E. Encourage final development of the "Triangle" site with consideration of appropriate interim uses. | MFM | 0-6 years |
| | 5F. Issue RFQs for development on Texaco and Cash Spot sites | MFM | 1-4 Years |
| 9. Encourage adaptive reuse | 9A. Create a program to encourage adaptive reuse of existing buildings | Community Development | 0-2 Years |
| | 9B. Identify potential sites for adaptive reuse | Community Development | 0-2 Years |
| | 9C. Engage property owners about adaptive reuse potential | Community Development | 1-2 years |
| 10. Provide adequate infrastructure and public amenities to support new development | 10A. Explore Multimodal Mixed-Use Area (MMA) designation downtown | MFM | 0-2 Years |
| | 10B. Enhance existing downtown Parks (Dogwood and Scott) | Capital | 0-4 Years |
| | 10C. Provide gateway improvements along McLoughlin Blvd | Capital | 2-4 Years |
| | 10D. Construct the South Downtown Plaza | Capital | 2-4 Years |



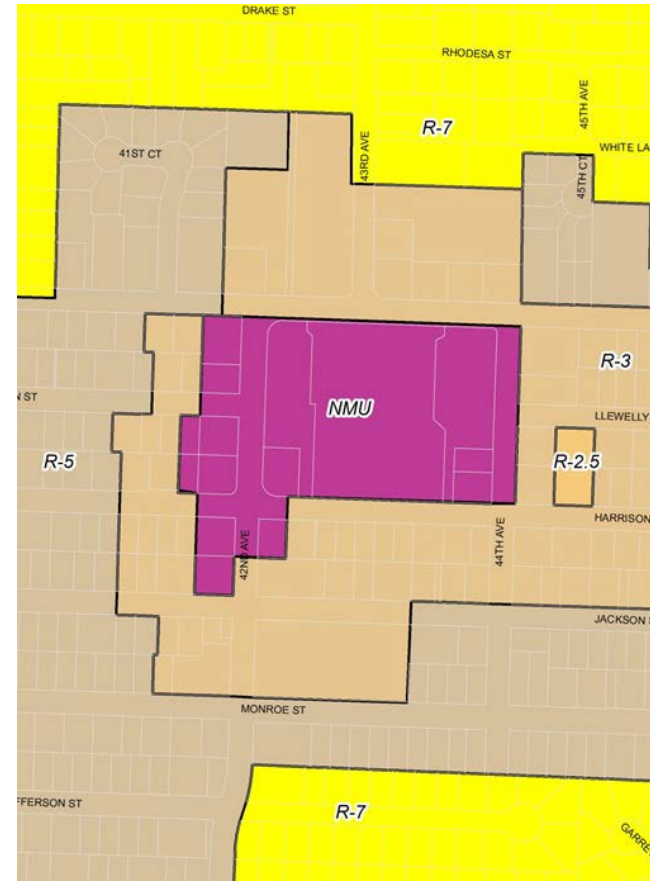
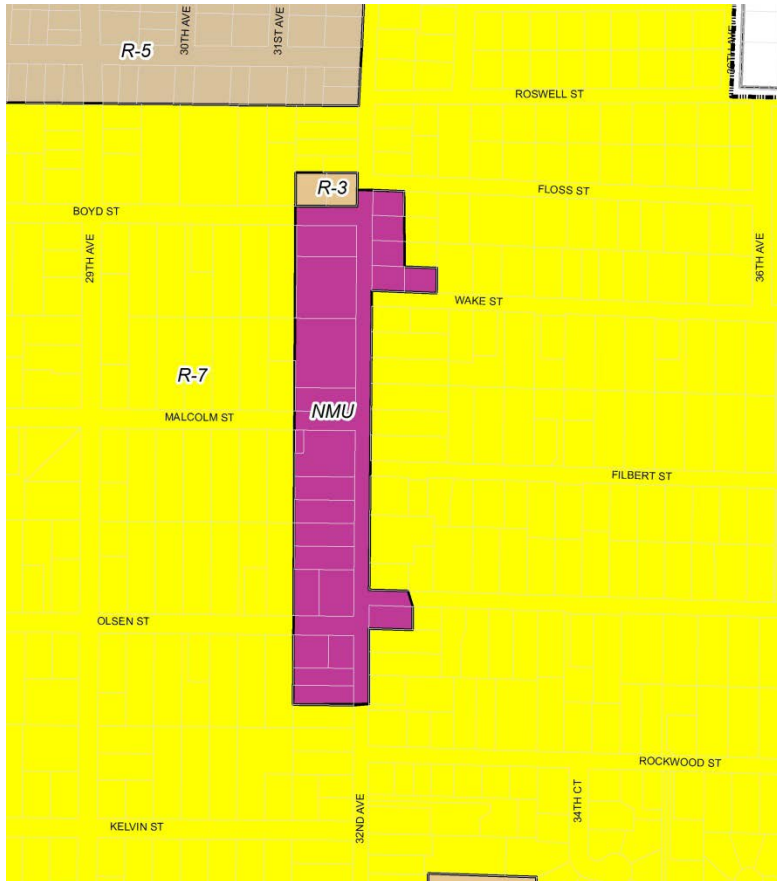
Recap and Lessons Learned

A look back: Central Milwaukie Land Use and Transportation Plan



Recap and Lessons Learned

A look back: Neighborhood Main Streets Code Amendments



Recap and Lessons Learned

PAC Feedback

- What worked well?
- What could we have done better?
- Would you sign up to help with similar City planning projects in the future?
- **Final thoughts on Moving Forward Milwaukie?**



Next Steps

Downtown:

- City Council hearing #2 – 6/2

Central Milwaukie:

- Planning Commission hearing #3 – 5/26

Neighborhood Main Streets

- Public Event: code amendments – 6/3
- Planning Commission hearings - August 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 Milwaukie logo, which features a stylized 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 image of white dogwood flowers. In the bottom right corner of this image, the word "Planning" is written in white, with "(Contact Us)" in smaller text below it. Below the image is a dark brown banner with a white ribbon containing the following links: "Planning FAQs", "Overview", "Documents", "Projects", "Development Review", and "Forms, Applications, and Checklists". Below the banner is a breadcrumb trail: "Home » Planning Home » Projects » Current Projects » Moving Forward Milwaukie: Enhancing Our Commercial Districts". The main content area is titled "Moving Forward Milwaukie: Enhancing Our Commercial Districts". It features a paragraph of text: "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." To the right of this text is a photograph of an outdoor commercial area with tables and chairs. Below the text is an "Overview" section: "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." Below the overview is another paragraph: "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". To the right of the main content is a "Current Projects" section with a list of projects: "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". Below the current projects is a "Planning Meetings" section with a list of meetings: "Planning Commission - Cancelled Tue, Aug 12th 6:30pm", "City Hall Council Chambers", and "Design and Landmarks Committee".

