



OUR PLAN
FROM VISION TO ACTION

CITY OF MILWAUKIE • COMPREHENSIVE PLAN UPDATE

Milwaukie Comprehensive Plan Update
Comprehensive Plan Advisory Committee Meeting #7
October 1, 2018 6:00-9:00 pm

DRAFT MEETING SUMMARY

Members Present

Albert Chen, Ben Rousseau, Bryce Magorian, Daniel Eisenbeis, Howie Oakes, Joe Gillock, Liz Start, Matthew Bibeau, Rebecca Hayes, Sara Busickio, Stephan Lashbrook

Members Not Able to Attend

Celestina DiMauro, Everett Wild, Jessica Neu, Neil Hankerson, Stacy Johnson

City of Milwaukie

Mark Gamba, Mayor; Councilor Lisa Batey
Kim Travis and Greg Hemer; Planning Commission
David Levitan, Denny Egner, and Mary Heberling; Planning Department
Alma Flores; Community Development Director
Peter Passarelli; Public Works Director
Kelly Brooks, Assistant City Manager

Envirolsues

Emma Sagor

Angelo Planning Group

Matt Hastie

Other

Jamie Crawford

Conversation and questions/answers are summarized by agenda item below. Raw flipchart notes are attached as an appendix to this summary (Appendix A, respectively).

WELCOME

Mayor Gamba: Has only been 3 weeks, but a whole lot of work has happened behind the scenes. Tonight we will be diving deeper into discussions on the existing policies and what we'll want to hear from the community at the town hall later this month.

David Levitan: Update on Housing Policy Discussion
Housing discussion will span blocks 2 and 3. We've been discussing events to help kickstart our discussion around this topic. We have invited the author of The Color of Law to talk with City staff, committees, and Council.

Questions/Comments

- David – Would CPAC be comfortable having 2 meetings a month or have a housing subcommittee? What is the committee comfortable with?

- Ben Rouseau - So this means there would be more meetings versus longer meetings?
 - David –It’s up to the committee what they want to do. We want to avoid meeting and event fatigue.
- Rebecca Hayes - I’m up for another meeting each month since it is such a large topic. Maybe the meetings could be shorter.
- Liz Start – Will there be capabilities for video conferencing if we have additional meetings?
 - David – Yes, we could make that work. Also look into recording it.
- Mayor Gamba – This section of the code may be the part of the Comp Plan changes the most and probably most of the City cares about the most. That is why we’ve pulled it out of Block 2 to create its own space. We have a fair amount to learn and we need a lot of feedback from the rest of the City. I think 3 extra meetings is a minimum. We’ll need more than that. The community event in December could just be a presentation. No exercises, just giving information on this topic (missing middle housing, cottage clusters, etc.) No need for a discussion at this event, just teaching and information.
- Emma: Alma or David do you want to discuss more about other housing outreach topics?
 - Alma – As part of the affordable housing strategy implementation, we are having the author of The Color of Law, Richard Rothstein, to give a talk via Skype and there will be professors from Portland State University to provide insight as well. There will be other events like this to give CPAC other opportunities to learn more about the housing issue before CPAC discussions on this.
 - Bryce – I think it should be our own sub-committee.
 - Dan – I support the extra outreach and meetings, but am concerned about have community events in March and April. I think we have to be careful about community and committee fatigue.
 - Emma – I will leave comment forms. Please add your comments on this there.

SMALL GROUP DISCUSSION NOTES

Parks and Recreation/Willamette Greenway Parks and Recreation

- Question A – Comments/Questions
 - For a lot of communities of color, parks are their gathering places. We could make that more of a priority.
 - City dramatically underserved by parks via parks acreage per capita. Need to encourage more parks or expand sizes of parks, especially in underserved areas.
 - Current Comp Plan has definitions of parks, but doesn’t match what we have now.
 - How we should analyze our needs: Does the park have the facilities you need? Can you walk to a park within 15 mins?
 - Limited access to parks, especially between the city limits and 82nd Ave.
 - AARP has created a “Creating Parks for Public Spaces” document we should use as a resource.
 - From Visioning process, especially at the Spanish speaking table: City needs places to play soccer and an indoor soccer field would be good for when the weather is bad.
 - Ideal park could have a soccer field and BBQ stations
 - Wichita Community Center could be a good place to start for that
 - BBQ place would be nice!

- Covered horseshoe area – so you can play when it’s raining. Bring in more stuff that aren’t offered at our current parks: bocce ball, soccer, etc.
- Natural play areas – nature play
- Fernberg Park – hidden, can’t see it
- Is there an agreement with North Clackamas Parks and Recreation District (NCPRD) and how we can adapt our parks?
 - We have an Inter-Governmental Agreement (IGA), but it’s in need of an update.
 - City meets with them once a month and meets with the City’s Parks and Rec Board (PARB). Both of those parties advocate for when we need more master plans for parks and other needs.
 - Process is very reactive. Not much long-range parks planning done.
- Is the Comp Plan a way to plan for future parks? Can we create policies to engage people on what they need in parks?
 - The Comp Plan has park classifications. It should tell what is important to the community and how to coordinate with NCPRD.
 - Needs to have targets and expectations.
- Do we have diverse people on PARB? That could be a Comp Plan policy.
- For elderly populations – need places to sit down. It addresses uses of small spaces, it’s low cost, and limits isolation for people.
 - Should we foster more “pocket parks” and places to sit?
 - Is there a classification that gets to this idea we could add to the Comp Plan?
- We need to ask the community what’s important.
- Youth engagement is key! We should be building for them too: basketball parks, skate parks, etc.
- Include work out stations for handicap and elderly next to other outdoor activities (tennis courts, etc.) Brings generations together.
- There is a disconnect to Milwaukie Center and North Clackamas Park – seems too far for other people
- Question B – Comments/Questions
 - Yes!
 - Achieve a standard to collect SDCs under it.
- Question C – Comments/Questions
 - City should plan for park system it wants and then figure out how much it will cost. Then figure out levies and go to voters and Council.
 - Planning on the existing levy rate would not do much.
 - SDCs are tied to growth – most likely money from this would be used for new parks or park expansions versus facilities.

Willamette Greenway

- Question A – Comments/Questions
 - Could have higher level of review closer to water. Less review farther away.
 - Do you all agree to re-examine the boundary of the Willamette Greenway and does it make sense to focus on areas closer to water?
 - To change boundary, it will need to go back to the State. Big process that would be hard.
 - What is the minimum the City needs to do to meet the State requirement?
 - City already does basically the minimum.

- Yes, more restrictions closer to river, less farther away. Think we probably already have enough in place.
- Summary: Yes, look at boundary change, focus more on properties closer to the water.
- Question B – Comments/Questions
 - No take out.
- Question C – Comments/Questions
 - Parks and road ends is a good idea
 - In general, public viewpoints make sense. Would also be good to have a plan for saving viewpoints from City designated resources, that may be private property though.
 - Agree with that. Think that will most affect downtown though.
 - View to Elk Rock Island and the natural waterfall there should be a view to consider saving.
 - Removal of Kellogg Dam should be in the Willamette Greenway section.
 - Should the City have any role in protecting viewpoints from private property?
 - No.
 - What about private property downtown?
 - Should we create a process to look for public property places to preserve views?
 - Good exercise we could have at the Town Hall
 - Don't think the City should be in the area of protecting property values as their "viewpoints"
 - Does the City have any say over the use of the water of say Milwaukie Bay Park? Ex: Create a wake free zone.
 - Believe the City needs to go to the Marine Board. Not totally sure.
 - Summary: Focus should be on public views on public property. City should focus on locating those areas.

Energy/Climate & Hazards

Energy/Climate

- Question A – Comments/Questions
 - Do any cities have good models?
 - Hillsboro dedicated several FTE employees to help oversee climate action policies
 - Everett, WA also has some examples
 - We need a policy that supports the City updating development standards to support low carbon transportation:
 - Walkability
 - Sidewalks and set backs (trees, this could be addressed in the Urban Forest Plan)
 - EV charger ready
 - How doe we cause walkable neighborhoods? Ban culs de sac? Promote hubs?
 - Need a policy around education
 - Specifically to youth and businesses
 - County is supposed to do a lot here—can we advocate for the County to spend more time on this in Milwaukie?
 - Goes beyond outreach: marketing, deep incentives, trusted liaisons
 - Include climate action criteria in approval criteria for conditional use permits
 - Work with code innovations database on innovative code development
 - Look for innovative interpretations of code

- Advocacy with PUCs? Policy around pursuing partnerships to advance regional policies?
- Are we trying to be better than average or exceptional?
- We should remove the statement about freeways—this should not be in the Comprehensive Plan
- Should we include a policy to advocate for regional high-speed transit?
- Efficient land use and density should be prioritized over solar access
 - Policies should point to using best available science to conserve solar access. We need to balance trees, development and solar access
- What land use and transportation policies are needed to get to “net zero”?
 - What do we need to do to allow community solar?
 - E.g. could we cover flat roofs and black top with solar? Shopping centers?
- We want to be up to date and adapt as technology becomes available
 - Can we bake into the Comprehensive Plan when we’ll do our next periodic review? Consider matching language in Climate Action Plan around 5-year updates, and more frequently as needed
- We need a bigger focus on multi-family strategies
- Need to discuss retrofitting existing buildings
 - Electric utilities are pushing this, but is it enough?
 - Outreach should communicate economic benefits
 - City should explore programs to support this (bulk buys, etc.)
- Consider a campaign for “Weatherize Milwaukie”?
- Financing is key—what can Milwaukie do? What partnerships can we explore?
- Question B – Questions/Comments
 - Say “make more redundant” rather than “harden”
 - This includes promoting storage, micro-grids, etc.
 - City or individual storage?
 - Include land use policies to enable siting of these storage facilities
 - Making transportation routes more redundant is key, as well. Reducing transfers will increase transit ridership. Also need more frequent service.
 - We need to prepare for more severe storms and increased rainfall
 - Require burying of new utilities
 - If not buried, at least conduit to plan for wind storms
 - Require mechanical connections on water and sewer lines
 - “Failing gracefully” – We need to have a plan for people to come to the well-head to get water
 - How do we harden our wells? Look at California examples?
- Question C – Questions/Comments
 - Trees and tree coverage – need to understand what is best where?
 - We need to plan for climate refugees
 - Incentives—we need policies that encourage businesses to take on Climate Action Plan strategies
 - Promote County’s Sustainability At Work program
 - Set climate action as a core foundation of future development
 - Chapter 5 → Policy doesn’t happen
 - The priority is maximizing profit
 - Policies need to allow flexibility to maximize development potential while meeting priorities
 - Climate goals should trump dollar maximization

- We don't have to accept trade-off; we can ensure adaptation while encouraging economic development growth
- Milwaukie should become a sustainable innovation hub
- Consider improving local job availability—hire local incentives?
- Can the City take a stand around new technology?
 - Build on CAP goals and include aspirational policies
- City to play a coordinating role, bringing together partners
- City to create a “welcome packet” of resources around climate action for new residents and businesses

Hazards

- Question A – Questions/Comments
 - Unless we have clearly mapped fault lines, soils, etc., it is better to focus on incentives to retrofit
 - Educate around the importance of bolting structures to foundations
 - We need hyperlocal access to resources for preparation
 - Consider response—Expand opportunities for CERT certification, etc.
 - Engage community members in emergency preparation
 - Current policies are too focused on floods. Need to also consider earthquakes, power outages, etc.
 - Emergency Preparedness Month: Focus on drills, training, education, etc.
 - Interagency and community education and outreach are important
 - Do we have designated community gathering places?
 - Cache of resources and supplies
 - Bulk purchasing, e.g. of seismic shut off valves for homeowners to install
 - Can we consider places of worship, schools, etc. emergency gathering places? Are they retrofitted?
 - Cooling centers could double as air quality relief centers
 - Need to promote better filtration in development
 - We need it identify isolation as a risk
 - How are we reaching people who are isolated? E.g. people on dialysis, people who need oxygen, etc.
 - Is this the only place where we address emergency preparedness?
 - Yes, here and the climate change chapter
 - What are our fire flows around town? Are there places where this is substandard?
 - How do you reach people on a personal level to help them be prepared?
 - Regional Water Providers Consortium has good resources related to preparing emergency kits
- Question B – Questions/Comments
 - Yes—we should not develop in areas where risk is catastrophic.
 - We're still allowing people to build in the flood plain if they build up
 - This needs to be addressed
 - Need to consider liquefaction risk
 - Objective 1 needs stronger language
 - We need new maps

ENGAGEMENT & OUTREACH STRATEGY DISCUSSION

Questions/Comments for Community Feedback at the Town Hall

- Parks Rec & Greenway
 - Lisa Bates – #5 – need to preface that our rates we pay is one of the lowest in the region.
 - Mayor – Lose green infrastructure jargon.
 - Mayor – Defining Willamette Greenway is going to be critical.
 - Kim – Give a better distinction, especially since there was just a survey on Milwaukie Bay Park.
 - Mayor – Make sure we have 500 year floodplain level
 - Kelly – Consider on #2 adding natural areas as a potential amenity they could check as well.
 - Dan – I agree with that.
 - Mayor – On that same question, add BBQ.
 - Rebecca – Add comfortable sitting space and multi-functional designs
 - Liz - #3 rephrase to say would a community garden be beneficial to Milwaukie residents.
 - Emma – Better way to say, would you “use” a community garden?
 - Matthew – Reword? “Would you be interested in having a community garden that provides more places for Milwaukie residents to grow food.”
 - Howie – On #6, separate motorized vs unmotorized boating
 - Dan - #4 acquiring additional land for parks
 - Lisa – Willamette Greenway piece should include removal of Kellogg Dam, not sure where that would go or which question to go in.
 - Ben – I think pathways along Kellogg Creek would be good to add along with the dam removal. I’m for this to be a specific question.
 - David – It is the City’s objective currently to remove the dam, but it’s not currently in the Comp Plan.
- Climate Change/Energy & Hazards
 - Lisa – Do we have a map that shows different parts of town and their seismic hazards?
 - Denny – We do, not sure how accurate it is.
 - Daniel - #3, I find the second sentence to be confusing. Not sure what is being proposed.
 - David – The thought is not to reduce our overall building to accommodate housing.
 - Lisa – “To minimize the impact of these hazards”
 - Denny – The pure concept of transfer of development rights is not used very often in Oregon.
 - Lisa – I think getting the general idea about density transfer is a good idea to ask the community.
 - Emma – Looks like we need to exactly figure out what we’re asking with this question.
 - Liz –#1, Reword to “Please rank your top 3 green infrastructure items for floodplains” versus just a do you agree. Obvious that most people will say yes.
 - Mayor – The tree question, are we stepping on the tree board toes with this question.
 - Peter – Looks fine.
 - Howie – We should have a question about City requiring or incentivizing a certain level of energy building.
 - Ben – More specificity on #7, provide some examples

- Ben - #5 Are we actually suggesting that we have requirements? Is this a should or a shall?
 - Denny – This is around development. With a development permit.
 - Ben – I think it could be interpreted that people will be required to plant trees on their private property. Not clear it's associated with development.
 - Albert – I also see it as the City making it hard to cut down an existing tree.
- Daniel - #6, good candidate for turning into multiple choice or ranking

Outreach Strategy

- Any connections CPAC members may have to contacts to outreach the engagement for Town Hall:
 - Liz – Social media boosts where you can select certain zip codes to send targeted ads to those areas.
 - Lisa – Farmers market
 - Lisa – Wichita Center
 - Liz – Email flyer to all students, school district
 - Kim – Businesses, especially around energy and climate change
 - Daniel – First Friday event, which is this Friday

CLOSING REMARKS & NEXT STEPS

Lisa closed the meeting.

APPENDIX A: RAW FLIPCHART NOTES

Parks, Rec, Greenway:

- #5: need to preface our rates are lowest in region
- #1: Use clearer language than Green infrastructure
 - Recent survey on riverfront park
 - Need visualization
 - Is 100-year flood layer sufficient?
- #2: Add natural area
 - Add BBQ to picnic area
 - Multi-use – fields and amenities that can be dual purpose
 - Sitting space
- #3: Rephrase – would it be beneficial for you?
 - What would it be for? Provides places to grow food.
 - “more” not “a”
- #6: separate power boating from non-powered
- #4: Acquiring additional land for parks
 - Ask about Kellogg Dam removal
 - Specific question
 - Already City objective

Climate Change, Energy & Hazards:

- #1: define green infrastructure
- #3: Reword second sentence
 - “to minimize the hazard risk...”
 - Transfer credits? Transfer development rights?

- On site v. to different locations?
 - Get idea of density transfer out there?
- #1: Rank green infrastructure typologies
- #3: Should we disallow in flood plains & incentivize density in other areas?
 - Can the City require or incentivize new energy efficiency? Milwaukee leading the way!
- #7: Provide some examples
- #5: Rephrase “that call for” what does this mean?
 - Programmatic
- #6: Multiple choice

Engagement:

- Social boosts
- Farmer’s Market
- Schools will do email flyer
- Businesses – nexus with economic development
 - Clackamas Co sustainability
- First Friday

DRAFT