



AGENDA

MILWAUKIE PLANNING COMMISSION Tuesday October 11, 2011, 6:30 PM

MILWAUKIE CITY HALL
10722 SE MAIN STREET

- 1.0 Call to Order - Procedural Matters**
- 2.0 Planning Commission Minutes** – Motion Needed
- 3.0 Information Items**
- 4.0 Audience Participation** – This is an opportunity for the public to comment on any item not on the agenda
- 5.0 Public Hearings** – Public hearings will follow the procedure listed on reverse
- 6.0 Worksession Items**
 - 6.1 Summary: Residential Design Standards Project – Conditional Uses in Residential Zones (45 minutes)
Staff Presentation: Susan Shanks
 - 6.2 Summary: South Downtown – Implementation Strategy (45 minutes)
Staff Presentation: Katie Mangle, Kenny Asher
- 7.0 Planning Department Other Business/Updates**
 - 7.1 Neighborhood Corridors Project: 32nd and 42nd Avenues (10 minutes)
 - 7.2 Electronic Signs Project: Council Hearing (5 minutes)
- 8.0 Planning Commission Discussion Items** – This is an opportunity for comment or discussion for items not on the agenda.
- 9.0 Forecast for Future Meetings:**
 - October 25, 2011
 - 1. Public Hearing: CSU-11-02 Ukrainian Bible Church
 - 2. Worksession: Residential Design Standards Project Draft Code Amendments
 - November 8, 2011
 - 1. Public Hearing: WG-11-01 Kellogg Lake light rail bridge
 - 2. Public Hearing: MOD-11-01 Trolley Trail for light rail

Milwaukie Planning Commission Statement

The Planning Commission serves as an advisory body to, and a resource for, the City Council in land use matters. In this capacity, the mission of the Planning Commission is to articulate the Community's values and commitment to socially and environmentally responsible uses of its resources as reflected in the Comprehensive Plan

1. **PROCEDURAL MATTERS.** If you wish to speak at this meeting, please fill out a yellow card and give to planning staff. Please turn off all personal communication devices during meeting. For background information on agenda items, call the Planning Department at 503-786-7600 or email planning@ci.milwaukie.or.us. Thank You.
2. **PLANNING COMMISSION MINUTES.** Approved PC Minutes can be found on the City website at www.cityofmilwaukie.org
3. **CITY COUNCIL MINUTES** City Council Minutes can be found on the City website at www.cityofmilwaukie.org
4. **FORECAST FOR FUTURE MEETING.** These items are tentatively scheduled, but may be rescheduled prior to the meeting date. Please contact staff with any questions you may have.
5. **TME LIMIT POLICY.** The Commission intends to end each meeting by 10:00pm. The Planning Commission will pause discussion of agenda items at 9:45pm to discuss whether to continue the agenda item to a future date or finish the agenda item.

Public Hearing Procedure

Those who wish to testify should come to the front podium, state his or her name and address for the record, and remain at the podium until the Chairperson has asked if there are any questions from the Commissioners.

1. **STAFF REPORT.** Each hearing starts with a brief review of the staff report by staff. The report lists the criteria for the land use action being considered, as well as a recommended decision with reasons for that recommendation.
2. **CORRESPONDENCE.** Staff will report any verbal or written correspondence that has been received since the Commission was presented with its meeting packet.
3. **APPLICANT'S PRESENTATION.**
4. **PUBLIC TESTIMONY IN SUPPORT.** Testimony from those in favor of the application.
5. **NEUTRAL PUBLIC TESTIMONY.** Comments or questions from interested persons who are neither in favor of nor opposed to the application.
6. **PUBLIC TESTIMONY IN OPPOSITION.** Testimony from those in opposition to the application.
7. **QUESTIONS FROM COMMISSIONERS.** The commission will have the opportunity to ask for clarification from staff, the applicant, or those who have already testified.
8. **REBUTTAL TESTIMONY FROM APPLICANT.** After all public testimony, the commission will take rebuttal testimony from the applicant.
9. **CLOSING OF PUBLIC HEARING.** The Chairperson will close the public portion of the hearing. The Commission will then enter into deliberation. From this point in the hearing the Commission will not receive any additional testimony from the audience, but may ask questions of anyone who has testified.
10. **COMMISSION DISCUSSION AND ACTION.** It is the Commission's intention to make a decision this evening on each issue on the agenda. Planning Commission decisions may be appealed to the City Council. If you wish to appeal a decision, please contact the Planning Department for information on the procedures and fees involved.
11. **MEETING CONTINUANCE.** Prior to the close of the first public hearing, *any person* may request an opportunity to present additional information at another time. If there is such a request, the Planning Commission will either continue the public hearing to a date certain, or leave the record open for at least seven days for additional written evidence, argument, or testimony. The Planning Commission may ask the applicant to consider granting an extension of the 120-day time period for making a decision if a delay in making a decision could impact the ability of the City to take final action on the application, including resolution of all local appeals.

The City of Milwaukie will make reasonable accommodation for people with disabilities. Please notify us no less than five (5) business days prior to the meeting.

Milwaukie Planning Commission:

Lisa Batey, Chair
Nick Harris, Vice Chair
Scott Churchill
Chris Wilson
Mark Gamba
Russ Stoll
Clare Fuchs

Planning Department Staff:

Katie Mangle, Planning Director
Susan Shanks, Senior Planner
Brett Kelter, Associate Planner
Ryan Marquardt, Associate Planner
Li Alligood, Assistant Planner
Alicia Martin, Administrative Specialist II
Paula Pinyerd, Hearings Reporter



MILWAUKIE

Dogwood City of the West

To: Planning Commission

From: Katie Mangle, Planning Director

Date: October 4, 2011, for October 11, 2011, Worksession

Subject: Residential Design Standards Project – Conditional Uses in Residential Zones

ACTION REQUESTED

None. This is a briefing for discussion only; staff is seeking direction on one aspect of the proposed amendments to the City's residential zone regulations.

BACKGROUND INFORMATION

A. History of Prior Actions and Discussions

- **September, 2011:** The Planning Commission discussed some aspects of the proposed multifamily design standards during a joint study session with City Council.
- **June, 2011:** The Planning Commission discussed some aspects of the proposed single family design and development standards during a joint worksession with Council.
- **October 2010:** Staff provided the Planning Commission with a project setup summary including the scope of work and project schedule, and discussed the formation of a Commission subcommittee to guide the project.
- **March 2010:** Staff provided the Planning Commission with a copy of the inter-governmental agreement between the City and the State of Oregon that commits the City to prepare draft code amendments based on priorities that were identified in the *2009 Smart Growth Code Assessment Final Report*.
- **October 2009:** Staff presented the *2009 Smart Growth Code Assessment Final Report* to Council. Council concurred with the code amendment priorities identified in the report and requested that staff move forward with the next phase of the project.
- **August 2009:** Planning Commission reviewed and provided concurrence on the Action Plan presented in the *2009 Smart Growth Code Assessment Final Report*.
- **July - August 2009:** Planning Commission held two worksessions to discuss the consultant's code assessment findings prepared during Phase I of the Smart Growth Code Assistance project.

B. Residential Development Standards Project

Following Council and Planning Commission direction, Planning staff is orchestrating the Residential Development Standards project, a long-range planning project whose objective is to establish a coherent set of zoning code policies to guide infill residential development in Milwaukie.

Most of the outcome of this project will be amendments related to a building's site or form. One aspect of the project relates to use: whether adjustments should be made with regard to which uses should be allowed conditionally (with Planning Commission review) in residential zones.

PROPOSAL FOR DISCUSSION: ALLOWING LIMITED CONDITIONAL USES IN RESIDENTIAL ZONES

A. Problem Statement

Milwaukie is unique in that the areas adjacent to its arterial streets are generally zoned for low-density residential uses rather than higher density residential, mixed-use, or commercial uses. Because arterial streets are generally unattractive locations for SFR development, many of the City's arterials are lined with legal and illegal nonconforming uses. This project does not involve re-zoning any areas in the City, but it is addressing the location and types of conditional uses that could be allowed in SFR residential zones. Large churches and government office buildings could be (and have been) approved in these areas through the Community Service Use permitting process. The City's Home Occupation policy allows for home offices and small businesses to exist throughout the city. Yet, there is currently no path to approval for a small office or business to open, even on a site that appropriately limits neighborhood impacts.

B. Proposal

Allow the following to be added to the current list of uses permitted conditionally in residential areas:

- In Low Density residential zones (R5, R7, and R10):
 - Office uses only
 - Must be located on arterials as identified in the Transportation System Plan (TSP)
 - Maximum total floor area of [1,000 - 2,000 sf]
- In Medium Density and Higher Density residential zones:
 - Allow office, commercial recreation (such as a yoga studio, fitness center, tae kwon do), retail, and personal services business (such as a salon, dry cleaner, etc.)
 - Must be located on arterials as identified in the TSP
 - Maximum total floor area of [1,000 - 2,000 sf]
- **Challenges:** Would allow a broader range of uses in residential zones.
- **Benefits:** Provide a legal path for formalizing existing office uses that may not meet the strict definition of home occupations; allow for additional signage and visibility for offices

along arterials through the CU process; allow neighborhood amenities in LD and MD/HD residential areas.

C. Current Code Policies

The existing zoning code allows a limited array of uses to be approved conditionally by the Planning Commission in residential zones:

- Conditional Uses that are permitted in the low density residential zones generally relate to housing types, such as:
 - Single-family attached dwelling (note: allowed outright in the R-5 zone)
 - Senior and retirement housing
 - Type 2 accessory dwelling unit
- Conditional uses permitted in the medium and high density zones include those above, and additional uses and housing types including:
 - Boarding, lodging, or rooming house
 - Offices, clinics, and studios (note: allowed outright in the R-1-B zone)
 - MFR development, including congregate housing facilities
- In addition, “significant” historic resources are eligible to conditionally establish a variety of commercial and community uses anywhere in the higher-density zones, and in the lower-density zones if located along an arterial street.
- The Planning Commission has considerable discretion when reviewing a conditional use.
- CUs and CSUs are granted additional signage allowances through Type I or Type III review.
- Intensification of uses would trigger City’s Transportation Facilities Review (TFR); a traffic study and frontage improvements may be required.

D. Relevant Comprehensive Plan Policies

- The Comp Plan does not include any objectives or policies related to small businesses; policies focus on various sizes of shopping centers.
- New commercial developments are required to be adjacent to existing commercial developments. It is not clear whether this policy applies to small, stand-alone commercial uses that are converted from residential uses, such as those located in a significant historic structure.
- Office uses are not considered commercial uses.

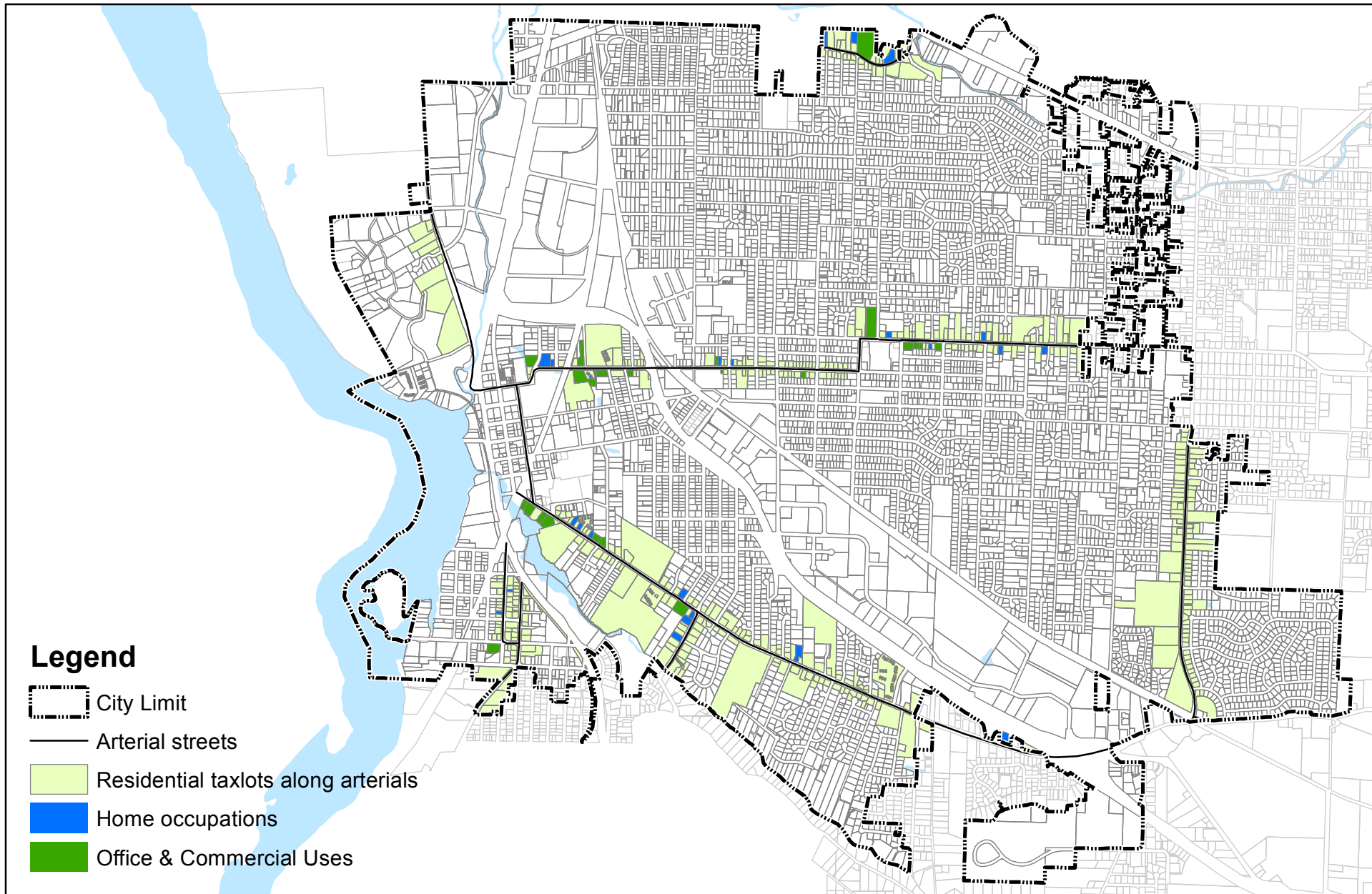
KEY QUESTION

Staff is proposing the above policy change to solve a problem that has been raised by community members. Staff recommends this approach as a way to increase access services to the community along main transportation corridors. Should the City include this policy change in the proposal presented to the community at the Open House in October?






ATTACHMENTS

Attachments are provided only to the Planning Commission unless noted as being attached. All material is available for viewing upon request.

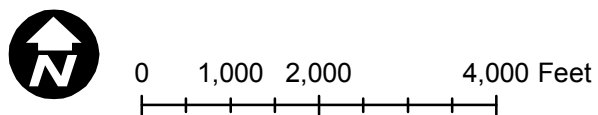
1. Map of non-residential uses on Arterial streets in Milwaukie
2. Excerpt of draft zoning code amendments related to Conditional Uses



Legend

-  City Limit
-  Arterial streets
-  Residential taxlots along arterials
-  Home occupations
-  Office & Commercial Uses

Office & Commercial Uses in Residential Zones along Arterials



Author: City of Milwaukie Planning Department, April 2011
Source: City of Milwaukie GIS, Clackamas County GIS, Metro Data Resource Center
All data depicted is approximate.
Not suitable for building or engineering purposes.



THIS DRAFT WOULD REPEAL SECTIONS 19.301 – 303 AND REPLACE THEM WITH THE TEXT BELOW.

19.301 LOW DENSITY RESIDENTIAL ZONES

The low density residential zones are the Residential Zone R-10, Residential Zone R-7, and Residential Zone R-5. These zones implement the Low Density and Moderate Density residential land use designations in the Milwaukie Comprehensive Plan.

19.301.1 Purpose

The low density residential zones are intended to create, maintain and promote neighborhoods with larger lot sizes where the land use is primarily single-family dwellings. They allow for some non-household living uses, but maintain the overall character of a single-family neighborhood.

19.301.2 Allowed Uses in Low Density Residential Zones

Uses allowed, either outright or conditionally, in the low density residential zones are listed in Table 19.301.2 below. Similar uses not listed in the table may be allowed through a Director's Determination pursuant to Section 19.903. Important notes and/or cross references to other applicable code sections are listed in the "Comments/Standards" column.

See Section 19.201, Definitions, for a specific description of the uses listed in the table.

Table 19.301.2 Low Density Residential Uses Allowed				
Use	R-10	R-7	R-5	Comments/Standards
Residential Uses				
Single-family detached dwelling	P	P	P	See 19.505.1 for design standards.
Duplex	P/II	P/II	P	See 19.910.2, Duplexes, for approval process and standards
Residential home	P	P	P	See 19.505.1 for design standards.
Accessory dwelling unit	P	P	P	See 19.910.1, Accessory Dwelling Units, for approval process and standards
Manufactured dwelling park	NP	III	III	See 19.910.3, Manufactured Dwelling Parks.
Senior and retirement housing	CU	CU	CU	See 19.905.9.G, Senior and Retirement Housing
Commercial Uses				
Office	CU	CU	CU	See 19.301.3.B, Use Limitations and Restrictions.
Accessory and Other Uses				
Accessory structures and uses	P	P	P	See 19.503, Accessory Uses
Agricultural or horticultural use	P	P	P	See 19.301.3.B, Use Limitations and Restrictions.
Community service uses	CSU	CSU	CSU	See 19.904, Community Service Uses
Home occupation	P	P	P	See 19.507, Home Occupation Standards

Proposed Code Amendment

P = Permitted, any required review noted in comments column; II = Type II Review required; III = Type III Review required; NP = Not permitted; CSU = Permitted with Community Service Use approval subject to provisions of Section 19.904; CU = Permitted with conditional use approval subject to the provisions of Section 19.905

19.301.3 Use Limitations and Restrictions

- A. Agricultural or horticultural uses are permitted, provided that the two following conditions are met.
1. A retail or wholesale business sales office is not maintained on the premises.
 2. Poultry or livestock other than usual household pets are not housed or kept within 100 feet of any dwelling not on the same lot, nor on a lot less than one acre, nor having less than 10,000 square feet per head of livestock.
- B. Office uses are allowed as a conditional use, subject to the following limitations:
1. The office use is limited to no more than 2,000 sq ft of floor area.
 2. The site is located on an arterial street, as identified by the Milwaukie Transportation System Plan.

19.301.4 Development Standards

In the low density residential zones, the development standards in Table 19.301.4 apply. Important notes and/or cross references to other applicable code sections are listed in the "Comments/Additional Provisions". Additional standards are provided in Section 19.301.5.

See Section 19.201, Definitions, for a specific description of standards listed in the table.

Table 19.301.4				
Low Density Residential Development Standards				
Standard	R-10	R-7	R-5	Comments/Additional Provisions
A. Lot Standards				
1. Minimum lot size (square feet)				See 19.501.1, Lot Size Exceptions
a. Single-family detached	10,000	7,000	5,000	
b. Duplex	14,000	14,000	10,000	
2. Minimum lot width (feet)	70	60	50	
3. Lot depth (feet)	100	80	80	
4. Minimum street frontage requirements (feet)				Every lot shall abut a public street other than an alley, except as provided in Title 17, Land Division.
a. Standard lot	35	35	35	
b. Flag lot	25	25	25	
c. Double flag lot	35	35	35	
B. Development Standards				
1. Minimum yard requirements for primary structures (feet)				See 19.301.5.A See 19.501.2, Yard Exceptions See 19.504.9 for flag lot development standards.
a. Front yard	20	20	20	
b. Side yard	10	5 / 10	5	
c. Street side yard	20	20	15	
d. Rear yard	20	20	20	
2. Maximum building height for primary structures	2.5 stories or 35 feet, whichever is less			See 19.501.3, Building Height Exceptions

Proposed Code Amendment

THIS DRAFT WOULD REPEAL SECTIONS 19.304 – 308 AND REPLACE THEM WITH THE TEXT BELOW.

19.302 MEDIUM AND HIGH DENSITY RESIDENTIAL ZONES

The medium and high density residential zones are the Residential Zone R-3, Residential Zone R-2.5, Residential Zone R-2, Residential Zone R-1, and the Residential-Business Office Zone R-1-B. These zones implement the Medium Density and High Density residential land use designations in the Milwaukie Comprehensive Plan.

19.302.1 Purpose

The medium density residential zones are intended to create and maintain higher density residential neighborhoods, including opportunities for multi-family housing and a mix of neighborhood commercial, office, and institutional uses.

19.302.2 Allowed Uses in Medium Density Residential Zones

Uses allowed, either outright or conditionally, in the medium density residential zones are listed in Table 19.302.2 below. Similar uses not listed in the table may be allowed through a Director's Determination pursuant to Section 19.903. Important notes and/or cross references to other applicable code sections are listed in the "Comments/Standards" column.

See Section 19.201, Definitions, for a specific description of the uses listed in the table.

Table 19.302.2 Medium Density Residential Uses Allowed						
Use	R-3	R-2.5	R-2	R-1	R-1-B	Comments/Standards
Residential						
Single-family detached dwelling	P	P	P	P	P	See 19.505.1
Duplex	P	P	P	P	P	See 19.505.1
Residential home	P	P	P	P	P	See 19.505.1
Accessory dwelling unit	P	P	P	P	P	See 19.910.1, Accessory Dwelling Units, for approval process and standards
Manufactured dwelling parks	III	NP	NP	NP	NP	See 19.910.3, Manufactured Dwelling Parks.
Rowhouse	P	P	P	P	P	See 19.302.3, Use Limitations and Restrictions See 19.505.1
Cottage Cluster Housing	P	P	P	P	P	See 19.505.4
Multifamily	CU	CU	P	P	P	See 19.302.4.A.2. See 19.905.9.G, Multifamily Condominium and Apartment Dwellings See 19.505.2
Congregate housing facility	CU	CU	P	P	P	
Senior and retirement housing	CU	CU	CU	P	P	See 19.905.9.G, Senior and Retirement Housing

Proposed Code Amendment

Table 19.302.2 Medium Density Residential Uses Allowed						
Use	R-3	R-2.5	R-2	R-1	R-1-B	Comments/Standards
Boarding, lodging and rooming house	CU	CU	CU	CU	CU	
Commercial						
Office	CU	CU	CU	CU	P	Where allowed as a conditional use, see 19.302.3, Use Limitations and Restrictions
Retail trade	CU	CU	CU	CU	CU	See 19.302.3, Use Limitations and Restrictions
Personal/business services	CU	CU	CU	CU	CU	See 19.302.3, Use Limitations and Restrictions
Commercial recreation	CU	CU	CU	CU	CU	See 19.302.3, Use Limitations and Restrictions
Hotel or motel	NP	NP	CU	CU	CU	
Bed and Breakfast	CU	CU	CU	CU	CU	
Accessory and Other Uses						
Accessory structures and uses	P	P	P	P	P	See 19.503, Accessory Uses
Agricultural or horticultural use	P	P	P	P	P	See 19.302.3, Use Limitations and Restrictions
Community service uses	CSU	CSU	CSU	CSU	CSU	See 19.904, Community Service Uses
Home occupation	P	P	P	P	P	See 19.507, Home Occupation Standards

NP = Not permitted; P = Permitted, any required review noted in comments column; III = Type III Review required; CSU = Permitted with Community Service Use approval subject to provisions of Section 19.904; CU = Permitted with conditional use approval subject to the provisions of Section 19.905

19.302.3 Use Limitations and Restrictions

- A. Agricultural or horticultural uses are permitted, provided that the two following conditions are met.
1. A retail or wholesale business sales office is not maintained on the premises.
 2. Poultry or livestock other than usual household pets are not housed or kept within 100 feet of any dwelling not on the same lot, nor on a lot less than one acre, nor having less than 10,000 square feet per head of livestock.
- B. Office uses allowed in the R-1-B zone are offices, studios, clinics, and others similar professional offices.
- C. Office uses in the R-3, R-2.5, R-2 and R-1 zones, and retail trade, personal/business services, and commercial recreation are permitted as conditional uses, subject to the following limitations:
1. The office use is limited to no more than 2,000 sq ft of floor area.
 2. The site is located on an arterial street, as identified by the Milwaukie Transportation System Plan.



To: Planning Commission

From: Katie Mangle, Planning Director
Kenny Asher, Community Development and Public Works Director

Date: October 3, 2011, for October 11, 2011, Worksession

Subject: South Downtown Concept Plan Implementation

ACTION REQUESTED

None. This is a briefing for discussion only. City Council adopted the South Downtown Concept Plan on September 6, 2011, establishing a new vision for development in the areas south of Washington Street. The purpose of this briefing is to familiarize the Planning Commission with the South Downtown concept and discuss the preliminary strategy for implementing the plan. The Planning Commission will need to take action on future Comprehensive Plan and Zoning Code and Map amendments to allow for implementation of the South Downtown concept.

BACKGROUND INFORMATION

A. History of Prior Actions and Discussions

- **August 2011:** Worksession briefing on the South Downtown concept scheduled; due to lack of quorum staff briefed three commissioners outside of a formal Commission meeting.
- **September 20, 2010:** Worksession briefing on the South Downtown Concept Plan.
- **January 2008:** Worksession briefing on the South Downtown Pattern Language.
- **2006-2010:** City Council has held numerous worksessions and made several actions on the South Downtown project. Three current Planning Commissioners (plus one recently retired commissioner) actively participated in the process to develop the Pattern Language and/or the Concept Plan.

SOUTH DOWNTOWN CONCEPT PLAN: IMPLEMENTATION

A. Concept Plan Adoption

On September 6, 2011, the Milwaukie City Council adopted the South Downtown Concept Plan as the City's vision for the part of downtown south of Washington Street. Doing so solidified the vision developed through extensive community discussion, and provides property owners, TriMet, and community members clear direction on the kind of environment investments in the area should aspire to create. However, adopting this resolution was an important step for the City of Milwaukie, but it is just the first step. The plan will not, on its own, accomplish anything contemplated in the Plan.

The essential elements of the South Downtown Concept Plan must be either required or protected by regulation, or alternatively, allowed by the zoning code so builders have the freedom to make decisions that support the vision. The City must determine what to require, what to protect, and what to allow under a new zoning code for the area. Amendments will be required to the Zoning Code and Map, Downtown Design Guidelines, Transportation System Plan, Comprehensive Plan, and Public Works Standards.

B. Implementing Ordinances

The South Downtown concept is in keeping with the most important elements and guiding principles of the Downtown Land Use Framework Plan: create a mixed-use, people-oriented, lively place with connections to the waters and community gathering places. There are, however, key differences between the vision for the study area: a live/work neighborhood instead of an "Arts and Entertainment Anchor", many smaller buildings instead of one large campus. Therefore, the Framework Plan will need to be updated to incorporate the South Downtown Concept, particularly the location of the plaza, the circulation plan, and the light rail station location.

The South Downtown study area will need to be rezoned from Downtown Office to another zone (e.g., Station community, South Downtown, etc.) to allow the City to apply special regulations to this area. A new approach to zoning regulations will be necessary to enable implementation of the ideas in the South Downtown Concept Plan.

Spatial Areas within the Zone

One of the key concepts in the South Downtown is to create a public plaza ringed with high quality buildings that activate Main Street and the plaza. Radiating outward from the plaza are rings of different types, scales, and forms of buildings which are built to allow for flexible uses over time. Buildings in these different "rings" will take different forms, and will require different types of regulations.

How the Zoning Code Could Shape Development

Staff is investigating ways to change the zoning map and code to enable implementation of the South Downtown Concept. Form-based zoning, generative codes, and menu-based design standards are potential zoning tools.

However, it is evident that many of the most important ideas in the South Downtown concept will not be implemented through the zoning code, but rather through changes to public spaces, actions by existing property owners, and voluntary decisions made by builders and future occupants. One of the key challenges ahead will be to define what essential elements must be

required or protected by regulation, and to what degree the zoning code should provide freedom for builders to make future decisions.

There are some key concepts that will need to be reinforced through zoning to adequately influence development to take the form and character described in the South Downtown Concept Plan and Pattern Language. These may include:

- Require active, non-residential uses at the ground level of the buildings fronting the plaza.
- Allow a broad array of uses, such as retail, office, live/work, residential, and food carts, to maximize the potential for continuous activity near the station.
- Require that buildings be built to a specified line along Main St and around the edge of the plaza
- Keep the requirements simple and easy to implement on small-scale projects. Perhaps standards are looser for small buildings, and more stringent for larger buildings.
- Develop a menu-based approach that pushes developers toward human-scale articulation and preferred materials. Elements to be addressed include:
 - Ground-floor windows
 - Private outdoor spaces
 - Building materials
 - Building articulation
 - Roof form

Understanding Traffic

In the course of rezoning the area, the City will need to assess how the proposed changes to the type and intensity of the proposed development would impact the transportation system. Though the intent of the project is to result in a more human-scaled development (as opposed to auto-oriented), the City should understand the range of impacts that could occur to the transportation system, and specific mitigation measures (e.g., traffic signals) that might be triggered by new development.

Public Spaces

The Concept Plan establishes a clear framework for the circulation and character requirements for the public streets and gathering spaces in the South Downtown area. Though these streets, alleys and plazas may be constructed by different entities (potentially with development, as part of the light rail project, or by the City as a capital project), the City will have to amend its plans to allow the vision to be designed and constructed. Amendments and new standards will be required to enable implementation of the public spaces identified in the Concept Plan, including the following:

Transportation System Plan

- Reclassify Main Street west of 21st Ave. from an Arterial to a Local street.

Public Works Standards (changes to the streetscape plan)

- Add a new street cross-section design for Main Street west of 21st Ave. for a 2-way, pedestrian-oriented street.
- Change the street designs for Main Street south of Washington Street, and Adams Street west of 21st Ave.
- Add standards necessary to allow/ require the plaza to be built in the public right-of-way. Remove the standards that require the plaza to be built on the block between Jefferson and Monroe Streets.

Next Steps

Staff is currently developing the scope of work for drafting the type of implementing ordinances described above, and will present the strategy in more detail at the meeting. Staff is seeking Planning Commission feedback on the zoning strategy and suggestions on how to move the project from concept to implementation over the coming year.