



Memorandum

To: Moving Forward Milwaukie Project Advisory Committee (PAC)

From: Li Alligood, Senior Planner (Project Manager)

Date: August 6, 2014

Re: Preparation for August 13, 2014, PAC Meeting

Greetings!

The 7th meeting of the Moving Forward Milwaukie: Enhancing Our Commercial Districts project advisory committee (PAC) is **Wednesday, August 13, 6:00-8:30 pm** at the Public Safety Building, 3200 SE Harrison St. A light dinner will be provided. We will contact you to collect your order early next week.

At the July PAC meeting, you provided key direction for the proposed amendments to the downtown plan and code. At this meeting, we will be reporting back on that direction and the draft amendments to be reviewed by the public and the Planning Commission; sharing the results of a forthcoming online survey about the downtown Public Area Requirements, and discussing a land use and transportation concept for Central Milwaukie.

I have enclosed some documents for you to review prior to the meeting.

- **Meeting agenda**

Much of this meeting will be dedicated to discussion. Please come prepared to share your thoughts and perspectives!

- **Minutes from the 6/26/14 PAC Meeting**

Including the results of the PAC votes supporting the strategies of the draft Action and Implementation Plan.

- **Moving Forward Milwaukie: Key Questions**

The project team has prepared a list of key project questions for review and discussion. These questions outline the questions the project seeks to answer, identifies those questions that have been answered by the PAC and through public input, and those questions that are still outstanding. We want to focus PAC discussion on those questions that have not yet been answered and where the response has lacked consensus. We intend to use the Key Questions form as an ongoing tool to document the decisions that have been made and to identify the decisions yet to be made.

- **Central Milwaukie Land Use and Transportation Concepts**

There are four graphics included in this packet:

- Existing conditions: what currently exists on the ground
- Proposed Fundamental Concepts map: what do we want this area to be and do?
- Proposed Transportation Connectivity map: how can we overcome the barriers presented by Hwy 224 and the railroad tracks?
- Proposed land use map: what does the future of this area look like? What kind of uses and development do we want to allow/encourage?

These concepts are intended to be a starting point for discussions about central Milwaukie, including:

- What is the identity of this area?
- What role should it play relative to downtown and the neighborhood main streets?
- How can we strengthen connectivity within the district and between the district, adjacent neighborhoods, and downtown?

- **Questions?**

Additional information about the project and past efforts is available on the City's project web site at <http://www.milwaukieoregon.gov/planning/movingforward>.

Please let me know if you have any questions, and thanks again for helping us with this important project. I can be reached at 503-786-7627 or alligoodl@milwaukieoregon.gov.

ATTACHMENTS

1. Meeting Agenda
2. Minutes from the 6/26/14 PAC Meeting
3. Moving Forward Milwaukie: Key Questions
4. Central Milwaukie Land Use and Transportation Concepts Maps

AGENDA

Moving Forward Milwaukie: Enhancing Our Commercial Districts

Project Advisory Committee Meeting #7

Wednesday, August 13th 2014

6:00 P.M. – 8:30 P.M.

Public Safety Building, Community Room, 3200 SE Harrison Street

Welcome to the seventh Project Advisory Committee (PAC) Meeting for *Moving Forward Milwaukie*. We appreciate your continued involvement in this exciting project!

There will be opportunities for public participation throughout the meeting. A light dinner will be served to PAC members.

The guidelines for participating in the Advisory Committee from the first meeting are again included on the back of this page for reference.

- | | |
|--|------|
| 1. Welcome and Overview of Meeting Agenda/Format | 6:00 |
| • Presentation: 5 min | |
| 2. Project Update/Schedule and the potential for two additional meetings | 6:05 |
| • Presentation: 10 min | |
| 3. Nominate member(s) to testify at City Council meetings | 6:15 |
| • Discussion: 10 min | |
| 4. Final review of the proposed downtown code and plan amendments | 6:25 |
| • Presentation: 15 min | |
| • Discussion: 20 min | |
| 5. Provide overview of survey results on the PAR's | 6:50 |
| • Presentation: 10 min | |
| • Discussion: 20 min | |
| 6. Discussion/direction regarding Central Milwaukie Land Use & Transportation Plan | 7:20 |
| • Presentation: 15 min | |
| • Discussion: 45 min | |
| 7. Wrap up and next steps | 8:20 |
| 8. Adjourn | 8:30 |

Moving Forward Milwaukie: Enhancing Our Commercial Districts

Project Advisory Committee

Guidance for Participating on the Advisory Committee

The following guidance is provided to help Advisory Committee members understand their responsibilities and the ground rules for participating in the Committee. These rules are design to encourage civil discussion and decision-making.

Roles and Responsibilities

All advisory group members should be provided some orientation to their responsibilities as members of the advisory group. Individual members generally should not speak for the advisory group, only for themselves, unless designated by the group as its spokesperson. At a minimum, members should:

- Commit to attend all seven meetings, or send an alternate in their place
- Read, learn and absorb information quickly and accurately
 - Review project deliverables and provide feedback
 - Provide guidance for the project team
- Articulate their interests, concerns and perspectives on any issue being addressed
- Maintain an open mind regarding other views
- Focus on the “big picture”
- Work as a team member
- Participate collaboratively in group decision-making
- Constructively manage conflict between themselves and others in the group.
- Act as liaison between the Committee and the broader community
- Take responsibility for the success of the meeting

The group should strive for consensus where possible, but establish a "fall back" method of a simple or super majority for cases where this is not possible. Minority reports may provide a mechanism for those with different views to express concerns.

Ground Rules

The group should agree to some basic ground rules for their discussions. Post the ground rules at every meeting, so that if discussion gets off track or someone is dominating the discussion, the chair or facilitator can remind the group of previously agreed-to-ground rules. Examples include:

- Listen carefully and speak honestly
- Respect the views of others
- Keep an open mind
- Critique issues, not people
- Allow everyone to speak without dominating the conversation

DATE: July 1, 2014
TO: City of Milwaukie
FROM: ECONorthwest
SUBJECT: MEETING MINUTES FROM PAC MEETING #6 ON JUNE 26, 2014

ECO Project #: 21485

Notes from Moving Forward Milwaukie Project Advisory Meeting #6

Location: Milwaukie Public Works Building

Date: June 26, 2014

Attendees

Advisory Committee Members present:

- David Aschenbrenner, South Downtown Committee
- David Hedges, City Council
- Neil Hankerson, Downtown Business/Property Owner
- DJ Heffernen, Central Milwaukie Business/Property Owner
- Dion Shepard, Historic Milwaukie NDA
- Sherry Grau, Design and Landmarks Committee
- Paul Klein, Lewelling NDA
- Betty Fulmore, Ardenwald NDA
- Alicia Hamilton, Island Station NDA
- Sine Bone, Planning Commission
- Brian Sims, 42nd Ave Business/Property Owner
- Debby Patten, Lake Road NDA

Advisory Committee Members absent:

- Paul Lisac, 32nd Ave Business/Property Owner
- Greg Hemer, Linwood NDA
- Larry Cole, Downtown Business/Property Owner
- Jordan Carter, Central Milwaukie Business/Property Owner
- Lars Campbell, Hector Campbell NDA
- Kimberly Keehner, Downtown Business/Property Owner

City of Milwaukie

- Steve Butler – Community Development Director
- Dennis Egner – Planning Director
- Li Alligood – Associate Planner/Project Manager
- Vera Kolias –Associate Planner

Consultant Team:**ECONorthwest**

- Nick Popenuk, Project Manager
- Janai Kessi

Angelo Planning Group

- Mary Dorman

Welcome and Overview of Meeting Agenda

Steve Butler welcomed all to the meeting and introduced Nick and Mary.

Nick introduced Mary and her role, along with Angelo Planning Group's role in the planning process. Nick will cover Action and Implementation Plan. Mary will discuss changes to downtown Milwaukie zoning code.

Overview of Action and Implementation Plan

Nick presented overview of Action and Implementation Plan.

Nick first presented vision documents for downtown Milwaukie. He asked if there were questions, no one responded.

Nick clarified that the meeting's purpose is to discuss the strategies in general and not get into the details to any great extent.

Strategy #1 – Clarify Vision and Update Comprehensive Plan**Overview, Questions, and Vote**

David A: What is an MMA?

- Nick: The state has a definition of this. An MMA is a Multimodal Mixed-Use Area. The MMA is a way to give more flexibility to the city in order to meet mandates.

David A: There is talk about plans, policies, and actions, but there is very little content regarding these items. This makes it difficult to respond to the strategies.

- Nick: Public feedback will be incorporated as these items are crafted in the future.

Member of public (Jean Baker): When are all of the documents going to be written and approved?

- Nick: The Action and Implementation Plan will be adopted by Council, and the code revisions will be subject to public approval and planning commission and City Council review.
- Jean: Concerned that there is a lot of planning being done but not much else.

Dion: Is Chapter 4 Land Use going to include major changes?

- Nick: Only limited changes will be made.

Dion: Will downtown residential change?

- Nick: Yes this will be covered by Mary

Dion: What is the Milwaukie planning department talking about in regard to updating the comprehensive plan?

- Dennis: Work on the comprehensive plan is separate from the Moving Forward Milwaukie Project.

Strategy #1 Vote: 10 yes and 2 no

Strategy #2 – Enhance the Culture of Helpfulness

Overview, Questions, and Vote

Dion: Shouldn't this strategy apply to all persons rather than just developers?

- Nick: Yes it should, but for now the plan is focusing on new development, hence the language specific to developers.

Strategy #2 Vote: 12 yes and 0 no

Strategy #3 – Invest in catalyst projects with Public-Private Partnership (PPP) tools

Overview, Questions, and Vote

Dion: Last meeting ended with very little conversation on these strategies so there is very little background for the group to work from. This is especially the case regarding the specific tools.

- Nick: It may not be necessary for all the details of each tool to be completely understood at this point in time, since each tool will require additional City Council action to implement and the City will continue to involve the public.

David H: What is the difference between an urban renewal plan and an urban renewal district?

- Nick: A Plan is a document that describes the boundaries of a URD and the types of projects within the URD.

David A: Is debt financing included in the strategy?

- Nick: No, debt financing is not included in the strategy.

DJ: Adopting the Action and Implementation Plan does not require city council to set up a URD?

- Nick: Correct. If the City adopts the Action and Implementation with this strategy, the City would then need to undertake a separate process to create an urban renewal plan authorizing the use of TIF. This process would involve more public outreach and City Council action.

DJ: Why are specific sites rather than a more general URD being pointed out?

- Nick: Feedback from the City Council has indicated that targeting sites within Milwaukie's downtown is preferred to a larger URD that would capture appreciation of existing property in addition to new development.

DJ: Would a limited improvement district (LID) be a good idea?

- Nick: Yes there is mention of an LID in the strategies

Alicia: To whom did Nick refer to in his comment about URD public feedback?

- Nick: Feedback was from multiple sources, including the advisory committee

David H: It seems that the "ship has sailed" for URDs.

Strategy #3 Vote: 11 yes and 1 abstain (Dion would support some actions within the strategy but not all actions)

Strategy #4 – Support existing businesses through actions encouraging adaptive reuse

Overview, Questions, and Vote

DJ: The National Main Street program doesn't come up, but maybe it should?

- Li: The City has been a Main Street program, but there has been very little interest from downtown property owners to use the program.

Strategy #4 Vote: 12 yes and 0 no

Strategy #5 – Proactively encourage development

Overview, Questions, and Vote

Betty: Who will initiate this strategy? Milwaukie Planning?

- Nick: It is up to City Council to direct who will be responsible.

Betty: Will City Council also be responsible for tax abatement decisions?

- Steve: Yes, tax abatement decisions will be up to City Council

David A: Will all of the changes be made before inviting a developer into the picture?

- Nick: Yes

Dion: Can the language be changed to be more in line with “selective”, so we are not just inviting any and every developer?

- Nick and Steve: Both answered that there would be room for change.

Strategy #5 Vote: 12 yes and 0 no

Strategy #6 – Provide more clarity and flexibility on allowed development

Overview, Questions, and Vote

Betty: Reducing onsite parking was discussed (Action 6C). Why use the word “reduce”?

- Nick: The parking conversation was left open due to the lack of technical background. More specifics can be discussed later. Is some reduction needed or not? At the last meeting, 7 committee members responded no reduction and 5 were not clear yet.

DJ: Will the strategy apply to central Milwaukie?

- Nick: Specific changes may apply in the future but for now, no.

Betty: What does “allow by-right” mean?

- Nick: Some things that the City and the public agree are desirable will be allowed for certain, without forcing developers to go through a subjective approval process.

Revise the language of Action 6C to "Consider" reducing on-site parking requirements

Strategy #6 Vote (with revision): 12 yes and 0 no

Strategy #7 – Ensure development is attractive and pedestrian-friendly

Overview, Questions, and Vote

No questions.

Strategy #7 Vote: 12 yes and 0 no

Strategy #8 – Lower the cost of development for catalyst projects

Overview, Questions, and Vote

David H: This strategy is not suggesting that the City cover the SDCs going to the County?

- Nick: No. The City may wish to ask the County if they would consider waiving their SDCs, because the City passes most of the SDCs it collects through to the County.

Strategy #8 Vote: 12 yes and 0 no

Strategy #9 – Encourage adaptive reuse

Overview, Questions, and Vote

No questions.

Strategy #9 Vote: 12 yes and 0 no

Strategy #10 – Provide adequate infrastructure to support new development

Overview, Questions, and Vote

Alicia: She has serious concerns with MMA as an effective solution (Action 10A).

- Nick: The benefits of an MMA are far from certain. The strategy directs the City staff to “consider” creation of an MMA, but if further analysis determines an MMA is not an appropriate tool for this area, then it would not be pursued any further.

Strategy #10 Vote: 12 yes and 0 no

Downtown Plan and Zone Revisions

Mary: provided an overview of key proposed downtown plan and code revisions.

Key questions:

- Combine downtown zones into 1? (**General sentiment that this is a go**)
 - David A: This is fine if office use is addressed.
 - David H: Keep it all as one big zone to facilitate a mix of uses throughout. This includes the DR zone. DR should be scattered throughout downtown.
- Keep north DR intact? (**General sentiment that DR zone should be changed**)
 - David A: These properties [Pietro's Pizza, Kellogg Bowl, Nelson's Nautilus] are limited in how much they can expand
 - Dion: How would this DR be transitioned into other zones?

- Mary: One method could be to use a step down transition or retain the existing transitional housing overlay.
- DJ: Keep the transitions loose to allow for temporary uses.
- Dennis: Posed the question, are existing DR uses what all people envision for these areas in the future? Maybe other uses could be allowed through a conditional use process?
- Keep D/OS? **(General sentiment that this should be done)**
 - David A: Keep the D/OS
 - Dennis: Maybe use a broader OS zone throughout the city, this would limit confusion about having residential in OS zone
- Treat other parts of downtown differently? **(General sentiment that it this unnecessary)**

Development and Design Standards

Neil: West facing windows cause issues for retail (the sunlight can bleach their products, causing them to fade). Awnings are not effective. Window coverings may help?

Mary: Many communities try to regulate window coverings, which becomes a huge code enforcement issue.

Key Questions:

- Should City adopt ped-friendly design standards:
 - 21st **(yes)**
 - Monroe/Harrison/ Washington Streets? **(yes)**
 - David A: Add Adams St **(OK)**
- Should City adopt design standards for:
 - McLoughlin? **(yes)**
- Should different streets be treated differently? **(General sentiment that this was not necessary, except perhaps along McLoughlin)**
 - David A: Downtown should all be built out to the street.
 - Mary: A little flexibility is nice for allowing landscaping [along McLoughlin]
 - Dion: Would this apply to the Graham Building?
 - Li: No, the Graham Building would not be forced to change.
 - Mary: The code can be written to say that non-conforming uses cannot make it any worse

Uses on the Ground Floor

David A: Visibility into the building front can be an issue if the use is an office or some other use that needs privacy.

Steve: Standards should be loosened up to allow a broader range of uses.

Debby: Alternative methods, such as window displays, could be used for limiting view into ground floor uses.

DJ: What about parking? Mandating employment or retail may make parking a necessity.

Key Questions:

- What uses should be allowed on ground floor on Main St.?
- Uses not allowed on Main St.? (**general support for not allowing office uses that have closed off windows and/or do not generate foot traffic**)
- Uses allowed on Monroe St? (**none specified**)
- Uses not allowed on Monroe St? (**none specified**)
 - Li: At the last PAC meeting, the group had decided that adult businesses, industrial, and auto repair uses should not be allowed downtown.

Member of public (Lisa Batey): Supports limiting ground floor office use to support an active streetscape.

Neil: Dark Horse employs many people in its offices and they support many restaurants downtown. Office is beneficial in downtown.

Lisa: Agreed but felt office uses should not be on the ground floor on Main St.

Nick: Should the committee keep talking about ground floor uses or move on to PARs?

Neil: Keep talking about ground floor uses so we know what has been decided.

Sine: There should be uses that are of a retail type, i.e., bring people in.

DJ: Don't be so prescriptive that opportunities are missed. Keep future parking in mind.

Sine: Wasn't office space found to be in low demand?

- Nick: Yes, but this is a snapshot of the market.

Public Area Requirements

Li: The PAR material will be sent out via a mini-survey early next week.

Mary: Covered the PAR material to give committee members the background. PARs are designed to encourage a vibrant, pedestrian-friendly downtown. They include half street improvements, including curb & sidewalk; street lights; street trees; undergrounding utilities; street furniture (benches, bike racks); and more.

Nick: Worked with Denny to come up with a scenario in which a given size of TIF project could pay for a certain level of street improvements. Nick, will send this out with the mini-survey.

Design review options




Mary: Briefly reviewed the current design review process. All new development in downtown subject to Type III review and approval. Did the PAC support a lower level of review for projects that meet all of the approval criteria? **(Yes, as long as public notice is provided.)**




Nick, closed meeting at 8:28 PM.




Moving Forward Milwaukie: Key Questions

Code Type	Done?	Key Question	Outcome	Notes
Downtown Development Standards <i>Where buildings are located on the site and how large they are</i>	<input checked="" type="checkbox"/>	1. Off-street parking is required for sites south of Washington St and north of Scott St. Should the City remove off-street parking requirements in those parts of downtown?	No	4/21 PAC meeting: Support for revising/reducing standards in both areas.
	<input checked="" type="checkbox"/>	2. The public area requirements that apply only in the Downtown Zones may be acting as a disincentive to new private investment in the downtown area. Should the City eliminate the PARs?	No	4/21 PAC meeting: Support for revision and joint payment responsibility (private/public). Desire for holistic rather than piecemeal approach.
	<input checked="" type="checkbox"/>	3. Buildings of up to 5 stories are permitted south of Washington and north of Scott Street. Should 5-story buildings be permitted throughout downtown?	No	4/21 PAC meeting: 5 stories allowed with incentives, but not permitted outright. Concerns about preserving view corridors and consideration of pedestrian environment.
	<input type="checkbox"/>	4. Milwaukie requires new buildings on Main St to be at least 25 ft tall. Should the City establish more flexible building height standards?	TBD	




Code Type	Done?	Key Question	Outcome	Notes
Downtown Design Standards <i>How buildings look and interact with the street</i>	<input type="checkbox"/>	1. Currently, some building materials are prohibited in downtown. Should the City revise building material restrictions to allow greater flexibility for developers?	<i>TBD</i>	
	<input checked="" type="checkbox"/>	2. Buildings on Main St are required to be built to the sidewalk and provide windows at the ground floor level. There are no such requirements for buildings on McLoughlin Blvd or 21st Ave. Should the City adopt pedestrian-friendly design standards for these streets?	YES	<p>Positive response to this question through all forms of outreach, including Fresh Look Milwaukie project.</p> <p>6/26 PAC meeting: Support for ped-friendly standards for all streets in downtown; enhanced design standards for McLoughlin Blvd</p>

Code Type	Done?	Key Question	Outcome	Notes
Downtown Use Standards <i>How buildings and storefronts function and what businesses are allowed to be there</i>		1. Nonconforming uses are not allowed to expand without Planning Commission approval. Should downtown zoning be more flexible, so more existing uses are conforming?	YES	6/26 PAC meeting: Zoning should be more flexible; DR zone does not need to be retained.
		2. Currently, there are 5 zones in downtown Milwaukie, each with different development and use standards. Should use and development standards be uniform throughout downtown?	YES	Reinforced through project outreach.
		3. To encourage an active environment, Milwaukie allows only retail and restaurant uses on the ground floor along Main Street. Should the intent of this policy be retained?	YES	<p>4/21 PAC meeting: Uses that should not be allowed: adult entertainment, heavy manufacturing, auto repair. Debate about light manufacturing.</p> <p>6.26 PAC meeting: Prefer Main St uses that activate/interact with the street.</p>

Code Type	Done?	Key Question	Outcome	Notes
		4. The zoning code limits retail and residential uses around the future light rail station. Should they be permitted?	YES	Reinforced through project outreach.
Downtown Design Review <i>The procedure by which downtown development is approved</i>		1. The existing design review process can be excessive and may serve as a disincentive to developers. Should the City consider a lower level of review for alterations or expansions, or small-scale new development?	YES	6/26 PAC meeting: Type II Design Review process should be established for projects that meet clear and objective criteria.
		2. Many communities have a “two track” process for development downtown— “clear and objective” track and a “discretionary” track, where the developer can meet standards in different ways. Should the City consider a two-track design review process in downtown?	YES	

Policy or Standard	Done?	Key Question	Outcome	Notes
Central Milwaukie Commercial Development Standards <i>Where buildings are located on the site and how large they are</i>		1. Currently there are no pedestrian-friendly development standards (such as “build-to” lines and ground floor windows) for commercial development outside of downtown. Should the City adopt these standards for Central Milwaukie?	YES W/ FOLLOW-UP	To be addressed at a future meeting. Q: On which frontages should they apply? What is appropriate along the Monroe St. frontage?
		2. Currently, there are no requirements regarding the location of off-street parking areas outside of downtown. Should the City require parking lots to be located next to or behind buildings instead of in front in Central Milwaukie?	YES	
		3. Currently, development in Central Milwaukie is limited to 3 stories. Should buildings up to 5 stories be allowed?	YES W/ FOLLOW-UP	To be addressed at a future meeting. Q: Should 5 stories be allowed everywhere, or only in certain areas?

Policy or Standard	Done?	Key Question	Outcome	Notes
Central Milwaukie Commercial Design Standards <i>How buildings look and interact with the street</i>	<input checked="" type="checkbox"/>	1. Currently there are no design standards for commercial development outside of downtown. Should the City adopt these standards?	YES	Reinforced through project outreach.
	<input type="checkbox"/>	2. If yes, should commercial design standards be clear and objective or should there be a discretionary design review option to allow for design variations?	TBD	To be addressed at a future meeting.
	<input type="checkbox"/>	3. Should particular construction materials be required or prohibited (similar to downtown standards)?	TBD	To be addressed at a future meeting. Currently, any building material is permitted in central Milwaukie.




Code Type	Done?	Key Question	Outcome	Notes
Central Milwaukie Commercial Use Standards <i>How buildings function and what businesses are allowed to be there</i>		1. Currently, residential uses are not permitted in most of central Milwaukie. Should residential development be permitted in these commercial areas?	YES W/ FOLLOW-UP	To be addressed at a future meeting. Q: What type of housing?
		2. Currently, the list of permitted uses on the Murphy and McFarland sites is very specific. Should greater flexibility be allowed?	YES	Reinforced through project outreach.
		3. Currently, no development is permitted on the Murphy and McFarland site by right. Should development of these sights be subject to clear and objective standards?	YES	Reinforced through project outreach.



Code Type	Done?	Key Question	Outcome	Notes
Neighborhood Main Streets Commercial Development Standards <i>How buildings function and what businesses are allowed to be there</i>	<input type="checkbox"/>	1. Currently there are no pedestrian-friendly development standards (such as “build-to” lines and ground floor windows) for commercial development outside of downtown. Should the City adopt these standards for the neighborhood Main Streets?	<i>TBD</i>	To be addressed at a future meeting.
	<input type="checkbox"/>	2. Currently, there are no requirements regarding the location of off-street parking areas outside of downtown. Should the City require parking lots to be located next to or behind buildings instead of in front?	<i>TBD</i>	To be addressed at a future meeting.

Code Type	Done?	Key Question	Outcome	Notes
Neighborhood Main Streets Commercial Use Standards <i>How buildings function and what businesses are allowed to be there</i>	<input type="checkbox"/>	1. Currently, most uses are not permitted along 32 nd Ave. Should the list of permitted uses be reduced or revised?	<i>TBD</i>	To be addressed at a future meeting.
	<input type="checkbox"/>	2. Currently most uses are permitted along 42nd Ave. Should the list of permitted uses be reduced or revised?	<i>TBD</i>	To be addressed at a future meeting.
Neighborhood Main Streets Commercial Design Standards <i>How buildings look and interact with the street</i>	<input type="checkbox"/>	1. Currently there are no design standards for commercial development outside of downtown. Should the City adopt these standards?	<i>TBD</i>	To be addressed at a future meeting.
	<input type="checkbox"/>	2. If yes, should commercial design standards be clear and objective or should there be a discretionary design review option to allow for design variations?	<i>TBD</i>	To be addressed at a future meeting.

Moving Forward Milwaukee: Key Questions

Code Type	Done?	Key Question	Outcome	Notes
	<input type="checkbox"/>	3. Currently, there are no prohibited materials in the neighborhood main streets areas. Should particular construction materials be required or prohibited (similar to downtown standards)?	<i>TBD</i>	To be addressed at a future meeting.

Tool	Done?	Key Question	Outcome	Notes
Non-Code Tools				
Financial Tools <i>How we encourage they kind of development we want</i>		1. Currently, the City takes a passive role in new development in the city. Should the City take an active role in the development of catalyst projects to get things moving sooner?	YES	
		2. Currently, City staff apply for grants to support infrastructure improvements and development. Should the City continue to pursue non-City funding sources like Metro grants?	YES	
		3. Currently, the City owns several key sites in downtown Milwaukie. Should the City consider providing City-owned sites at a reduced price for new development?	YES	

Tool	Done?	Key Question	Outcome	Notes
Non-Code Tools				
Financial Tools <i>continued</i> <i>How we encourage they kind of development we want</i>		4. Currently, the City does not have a waiver or financing program for development fees. Should the City consider tools that lower development costs, such as fee or system development charge waivers?	YES	
		5. Currently, the City does not have any programs that defer or redirect property tax revenues. Should the City consider tools that would use property tax revenues to encourage redevelopment?	YES	Topic for 4/21 PAC meeting. <i>Discussed briefly.</i> 4/21 PAC meeting: 8 of 16 members willing to consider TIF, 7 want additional information. Q: Which of these tools should we consider? Tax abatement programs? Site specific TIF zones (maybe)?

Tool	Done?	Key Question	Outcome	Notes
Non-Code Tools				
	<input type="checkbox"/>	6. Currently, the City does not directly invest City funds in new development. Should the City consider more directly investing City funds in new development (such as assistance with structured parking)?	<i>TBD</i>	Topic for 4/21 PAC meeting. <i>Did not address.</i>



Memorandum

To: Moving Forward Milwaukie Project Advisory Committee

From: Li Alligood, Senior Planner

Date: August 6, 2014

Re: Central Milwaukie Land Use & Transportation Plan – Draft Concepts

The attached draft maps represent proposed fundamental concepts, transportation connections, and land uses for Central Milwaukie. These are discussion drafts for the meeting and will be revised/refined to incorporate PAC direction. These graphics will be the basis of the Central Milwaukie Land Use and Transportation Plan, which will include additional detail about the built character of this area, the types of uses that should be permitted, and potential transportation network improvements.

The project team anticipates 4 key areas of discussion:

1. The key question for Central Milwaukie is identity. What is the character of this place? How is it used? How is it accessed?
2. The project team has proposed 5 "fundamental concepts" for central Milwaukie. These represent the goals and aspirations for the area. Are they the right concepts? Are there other issues we should be addressing or considering?
3. How should we treat 32nd Ave north of Harrison St?
4. How should the plan address the existing residential area northwest of Oak Street Square?

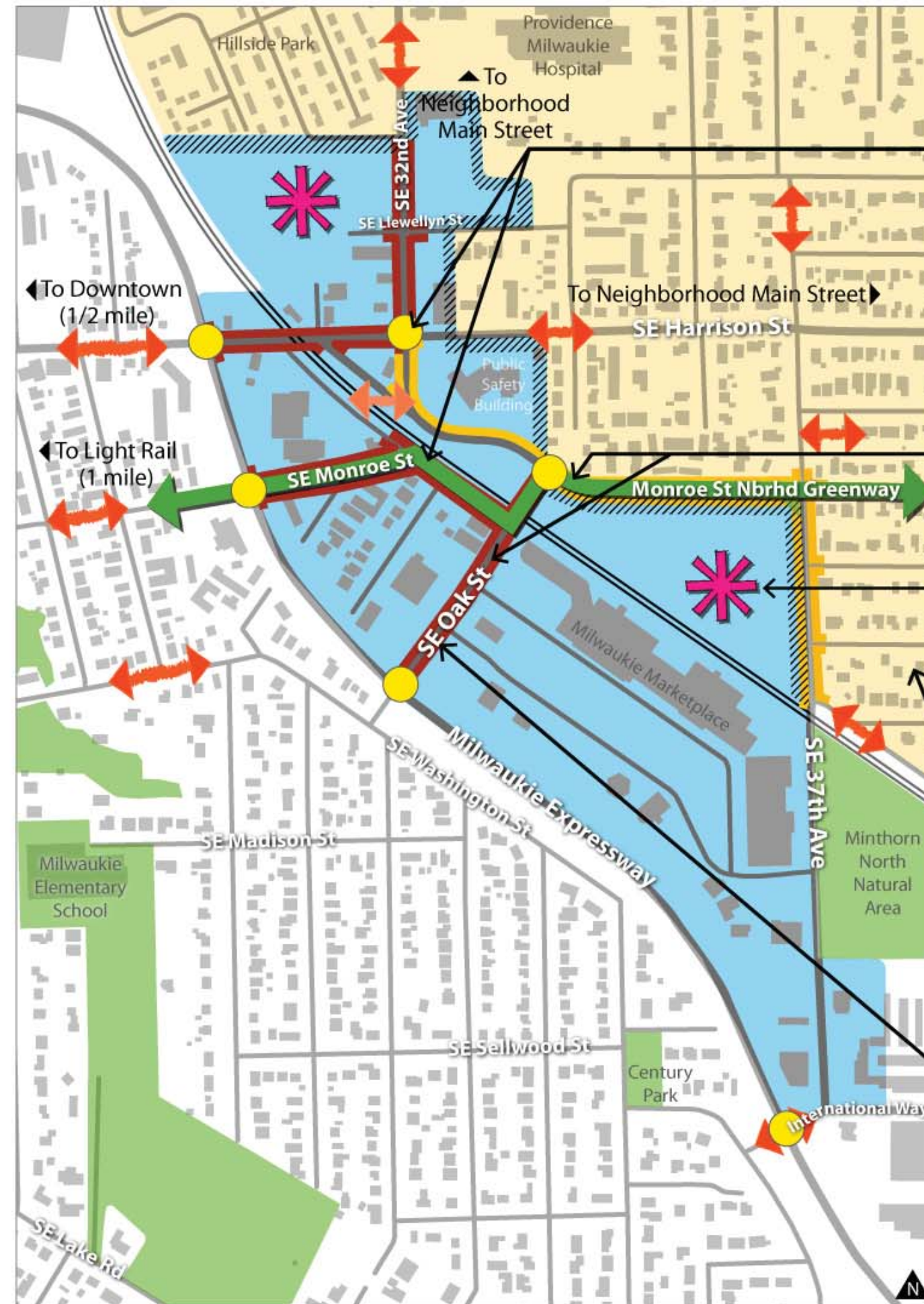
ATTACHMENTS

1. Fundamental Concept Diagram
2. Transportation/Circulation Diagram
3. Existing Conditions Diagram
4. Proposed Land Use Diagram

Fundamental Concept Diagram

Key

-  Study Area
-  Stable Existing Neighborhood
-  Ped/Bike Greenway
-  Commercial Edge Treatment
-  Residential Edge Treatment
-  Neighborhood transition area
-  Primary Connections
-  Priority enhanced pedestrian crossings
-  Catalyst sites



- 1 Improve safety and connections through a greenway downtown and enhanced crossings at key intersections
- 2 Improve connectivity within the Central City
- 3 Support and grow the community through an expanded range of housing, employment and commercial options
- 4 Protect the character of existing neighborhoods
- 5 Enhance the pedestrian experience on SE Oak Main Street and SE Harrison Street

Transportation/ Circulation Diagram

Key

-  Study Area
-  Commercial Edge Treatment
-  Residential Edge Treatment
-  Primary Bicycle Routes
-  Ped/Bike Connection Opportunities
-  Primary Connections
-  Key intersections
-  Potential Access Points



Existing Conditions Diagram

Key

Study Area Boundary

Railroad Tracks
(Circulation Barrier)

Milwaukie
Expressway/Hwy 224
(Circulation Barrier)

Primary Connections

Stable Existing
Neighborhoods

Existing Land Use:

Commercial

Single-Family Residential

Multi-Family Residential

Industrial

Vacant

Park/Open Space



Proposed Land Use Diagram

Key

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

