



Comprehensive Plan Implementation Project

NDA Presentation

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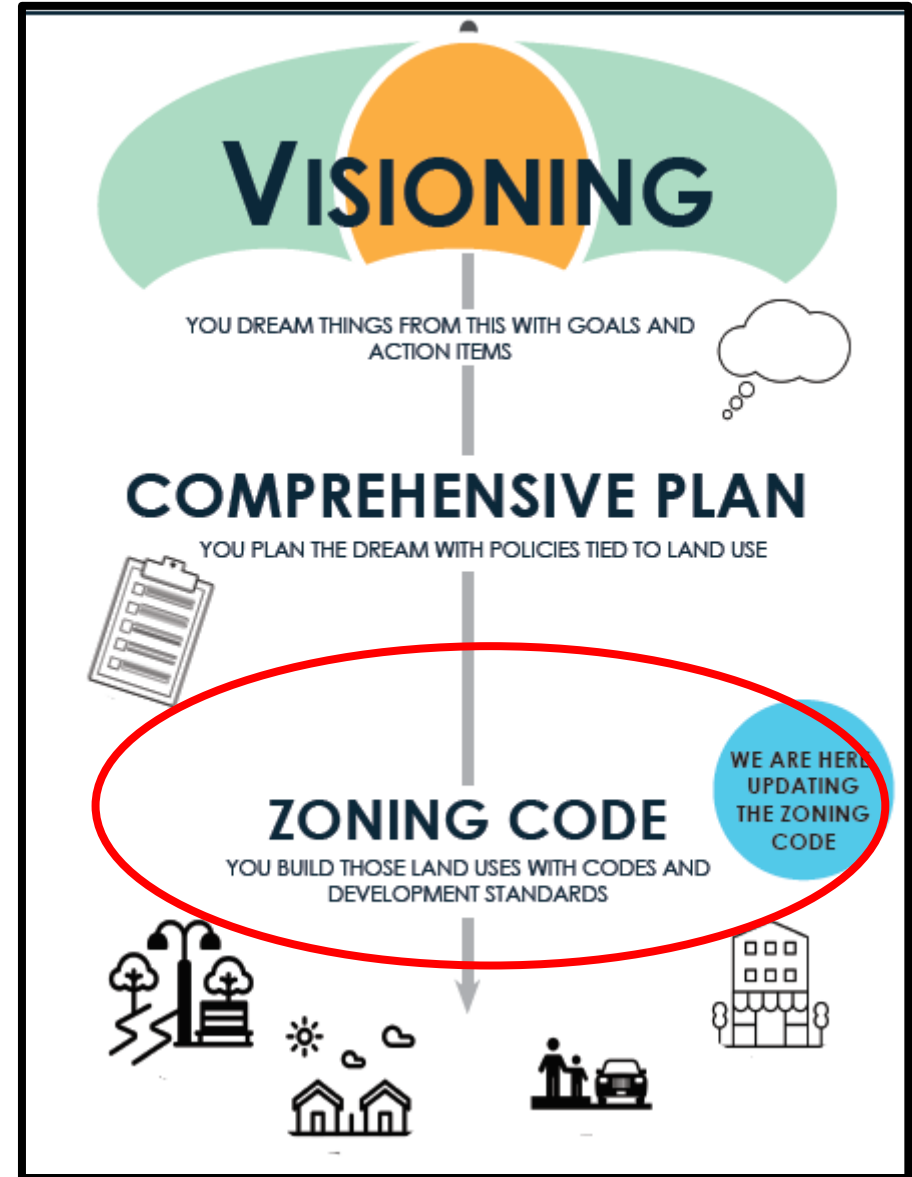
Natalie Rogers, Climate Action & Sustainability Coordinator

Tonight's Agenda

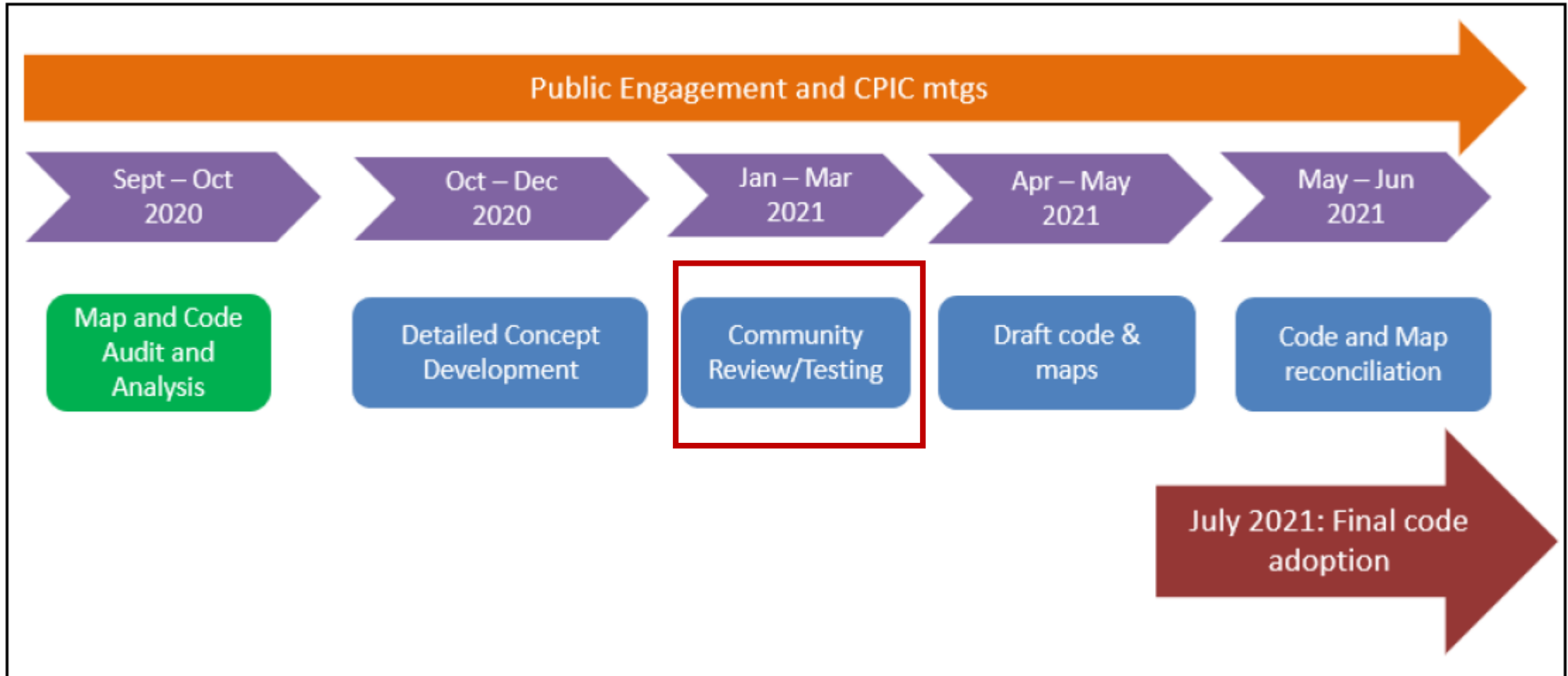
- Project Background
- Policy Mandates
- Approach to the Code Update
- How to provide input

Project Background

- Implements Comprehensive Plan update
 - Update adopted August 2020
- Implements Oregon House Bill 2001 (HB2001)
 - Expanded housing options
- Focus: Housing, Trees and Parking



Where are We Now?



Public Outreach

First Open House – what you said

- **Think big and be bold** with code amendments that achieve the City's vision.
- Give priority to code amendments that **support city-wide goals**, such as providing attainable housing.
- The **scale and form of new housing** is important in the context of the existing neighborhood development patterns.
- Concern that, when implemented, the code amendments will not achieve the desired goals of providing additional middle housing and preserving trees.

Policy Mandates from the Comp Plan

1. Increasing the types of housing in different neighborhoods throughout Milwaukie so residents have as many choices available as possible.
2. Supporting the City's goal of a 40% tree canopy.
3. Managing parking to enable middle housing and protect trees.



Housing – HB 2001 Mandates

HB 2001 requires **middle housing options** be permitted in all residential areas zoned for detached single-unit dwellings.



Townhomes



Cottage Cluster



ADU



Plexes

Attached housing - duplex



Attached housing - triplex



Cottage Cluster



Milwaukie Examples





Trees

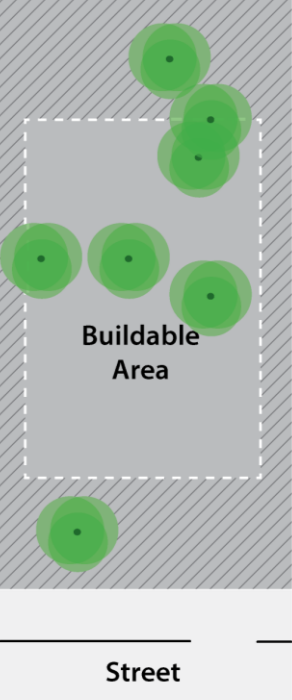
The City's Urban Forest Plan has an urban forest growth goal **“to achieve 40% canopy coverage by 2040 and sustain that level through time.”**



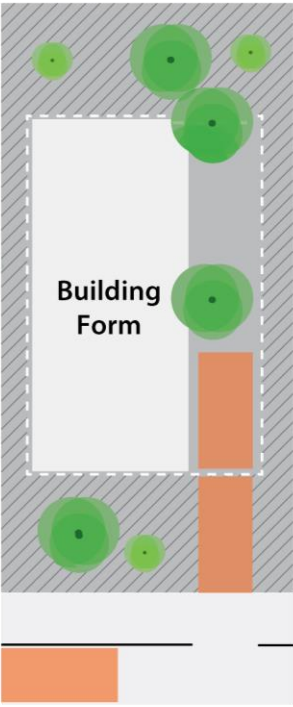
Location of buildings can impact trees



Existing Trees

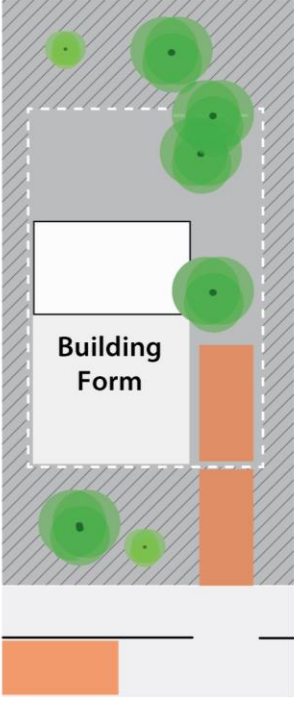


Option 1



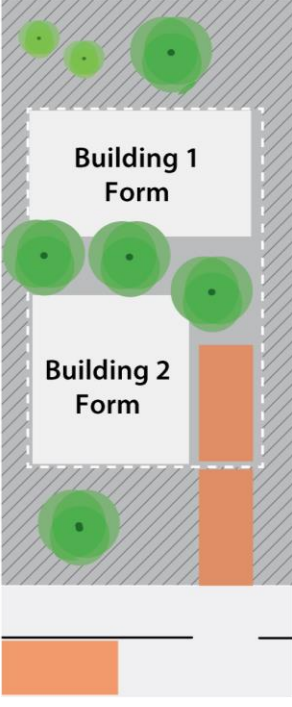
Trees in the middle of the site are removed.

Option 2



Minimizing lot coverage by stacking means more trees are preserved and less paving overall .

Option 3



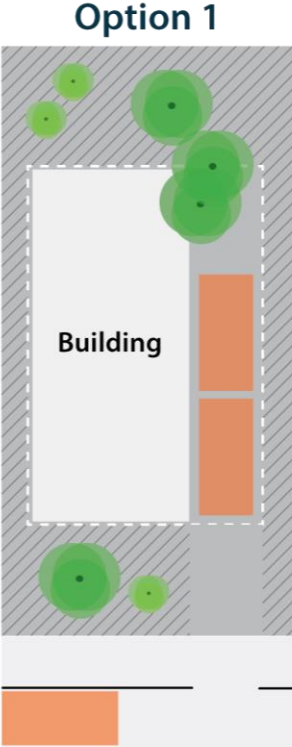
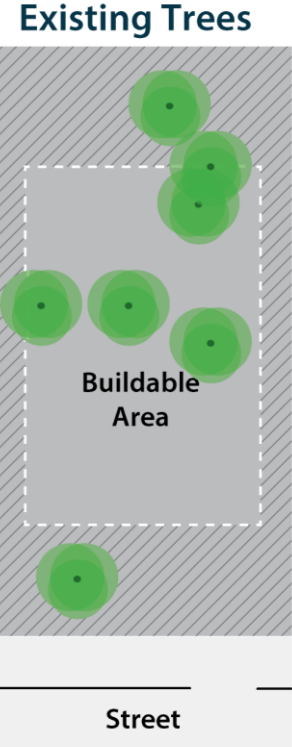
Dividing lot coverage means existing trees in center of the lot are preserved.

Parking

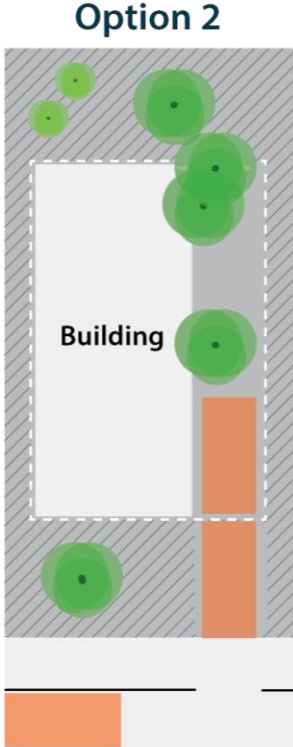
Better manage parking to: 1) support city goals of becoming a multi-modal community and provide affordable housing, and 2) be responsive of car ownerships trends.



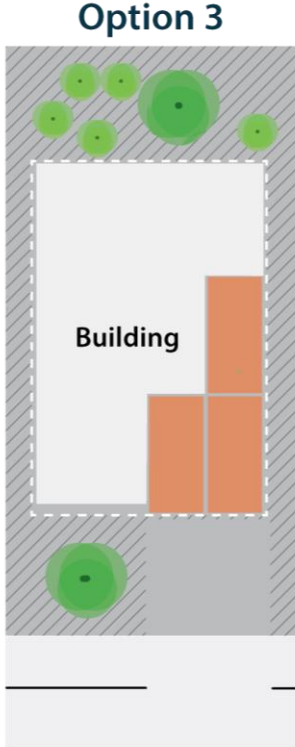
Location of parking can affect site design



On-street parking counts towards 1 space.



On-street parking and parking in driveway counts towards 2 spaces. Less paving allows for more trees.



All parking provided on site means few trees remain.

Code Concepts

Main Code Concepts – focus on livability

- Use a **form-based approach** to address housing types in the development standards
- **Adopt a Tree Code** for private property in residential zones
- Amend **on-site parking requirements** and provide additional parking choice.

Plus other recommendations to be addressed in other city efforts.

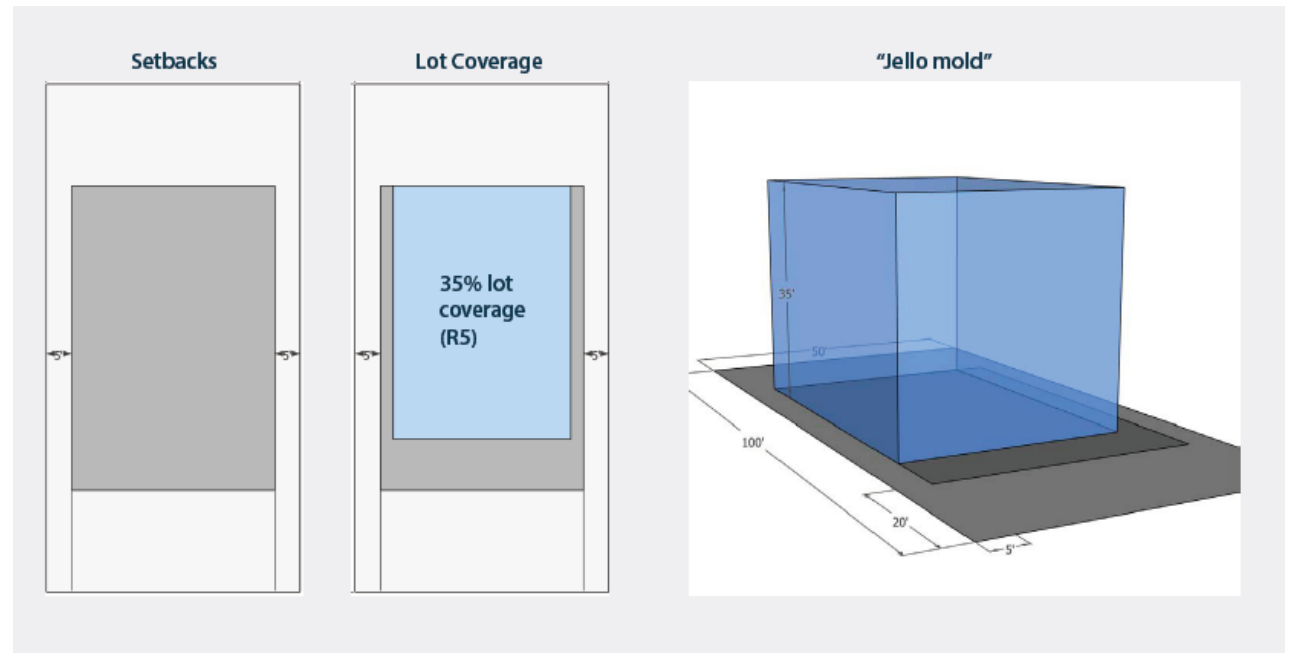
Focus is on the form, not the use

Form Based Approach

Imagine a “jello mold” waiting to be filled

Can we use design features to incentivize the type of development we want in Milwaukie?

- **Lot size:** area as defined by property lines
- **Setbacks:** front, side, and back yard
- **Lot coverage** limits where building “footprint” may go
- **Maximum height limits** how tall a building can be





**COMPREHENSIVE PLAN
IMPLEMENTATION**

PHASE 1

engage.milwaukieoregon.gov

March 22 – April 8

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