

Welcome



**MILWAUKIE COMPREHENSIVE
PLAN IMPLEMENTATION
COMMITTEE (CPIC)**

Meeting #3

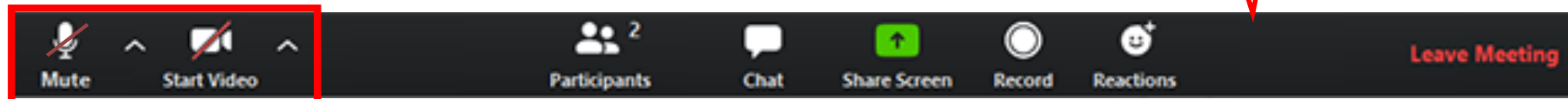
November 19, 2020, 6 – 8 PM

Zoom Meeting Procedures

This meeting is in webinar mode.

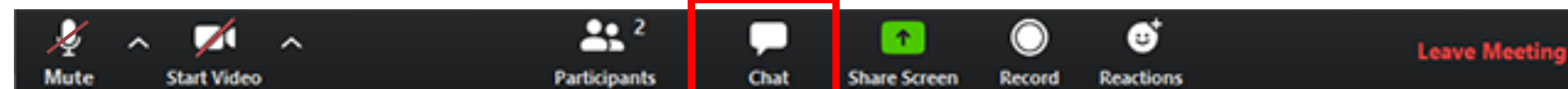
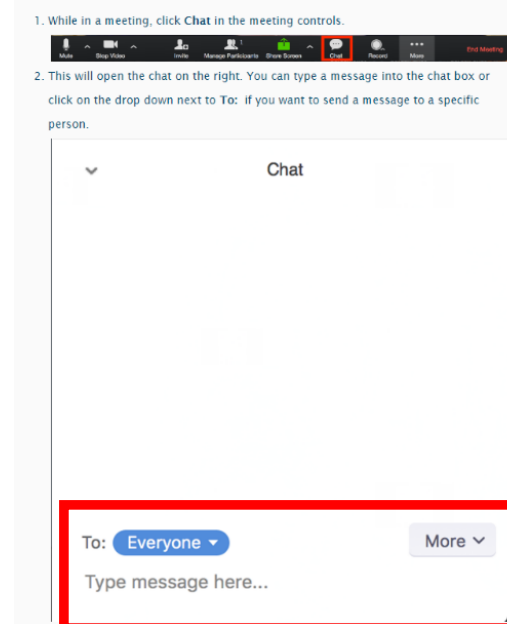
- » Staff, consultants and CPIC members are “panelists” and can speak.
- » Audience members are “participants” and are muted but can use the Q&A function.
- » Please turn microphones off.
- » Please turn video off when presentations are being given.

Meeting control bar



Use the chat feature to ask questions or comment

- » Click on Chat to type in your questions or make a comment.
- » Meeting facilitator will monitor the Chat questions and comments.
- » Audience – please use the Q&A function.



Introductions

Comprehensive Plan Implementation Committee

- » Joel Bergman
- » Micah Meskel
- » Nicole Zdeb
- » Renee Moog
- » Sharon Johnson
- » Celestina DiMauro
- » Daniel Eisenbeis
- » Matthew Bibeau
- » Stephan Lashbrook
- » Ada Gonzalez
- » Dominique Rossi
- » Eugene Zaharie
- » Jennifer Dillan
- » **Lisa Batey**
- » **Joseph Edge**

City of Milwaukie

- » Vera Kalias, AICP, Senior Planner
- » Mary Heberling, AICP, Assistant Planner
- » Leila Aman, Community Development Director
- » Laura Weigel, Planning Manager
- » Peter Passarelli, Public Works Director
- » Natalie Rogers, Climate Action and Sustainability Coordinator

Consultants

- » Marcy McInelly, AIA (Urbsworks, Inc.)
- » Kimi Sloop (Barney & Worth, Inc.)

Consultants not present today

- » Keith Liden (Keith Liden)
- » Jim Hencke (David Evans and Associates, Inc.)
- » Todd Prager (Teragan & Associates, Inc.)
- » Rick Williams (Rick Williams Consulting)

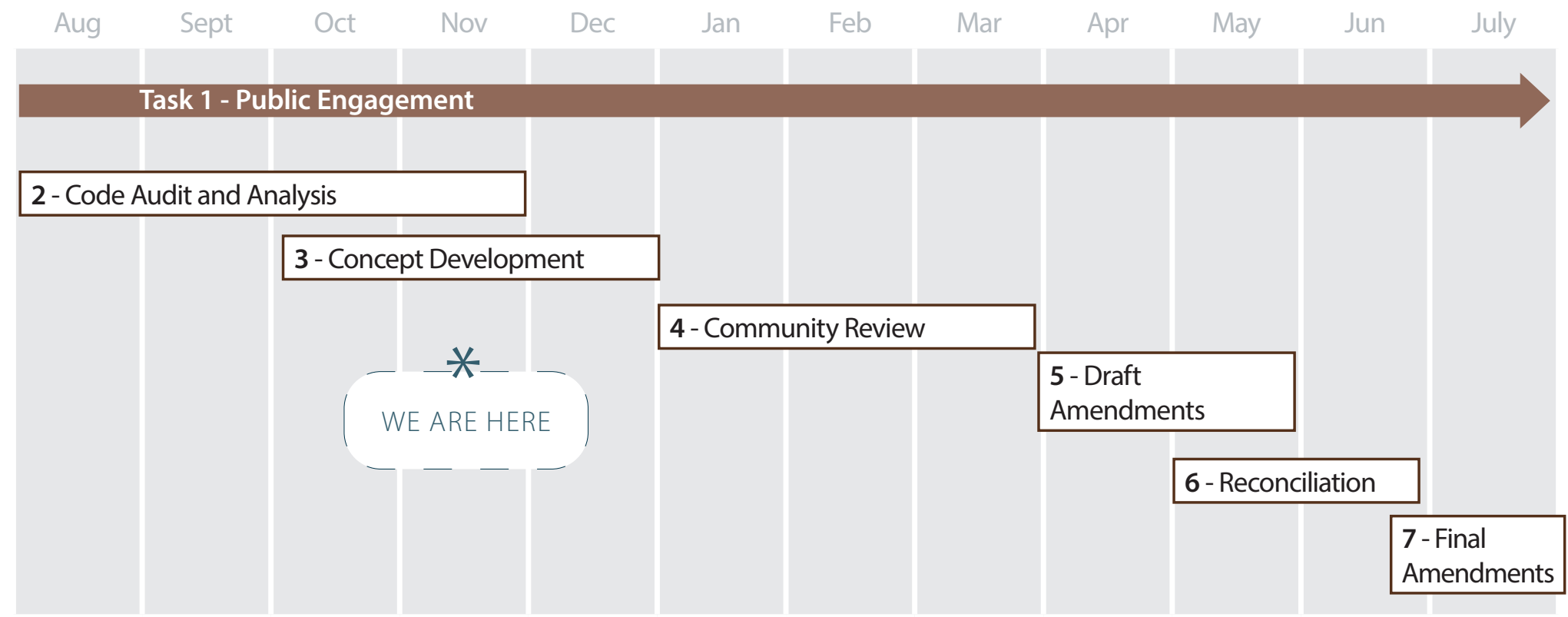
Objectives for this meeting

- » Learn about community engagement activities
- » Learn about technical team activities related to code amendments
- » Learn about the interrelationship between middle housing, managing parking, and regulating the preservation, addition, and/or removal of trees on private property
- » Learn about how these three issues differ in different neighborhoods and may require customized regulatory responses
- » Tell us about how these issues may need to be specially considered in your own neighborhood

Comprehensive Plan Implementation Committee (CPIC) Charge

- » **Support the City** by helping to involve a variety of different stakeholders in the decision-making process, offering feedback on a code audit and draft code concepts and ensuring that the diverse interests of the Milwaukie community are reflected in the code and map amendments.
- » **Be the primary liaisons** to the Milwaukie community, provide feedback on public involvement efforts, code concepts and amendments, and advance recommendations to the Planning Commission and City Council.
- » **Interact with** City of Milwaukie staff, particularly the Planning Division and its consultant team.
- » The CPIC will **meet monthly** throughout the code amendment process, with adoption of the final code package plan targeted for early Summer 2021. Subcommittees may also be established to work on specific tasks and will hold meetings as necessary.
- » CPIC members are also encouraged to **help facilitate meetings** with their neighborhood district associations and other community organizations.
- » **Promote opportunities for public involvement**, disperse information to the Milwaukie community, and solicit feedback concerning the Comprehensive Plan Implementation project.

Overall project schedule



» Adoption targeted for early Summer 2021

» The CPIC will meet about once a month

AGENDA

Comprehensive Plan Implementation Committee Meeting #3- Agenda		
Time	Topic	Who
5:45 – 6:00 pm	Login to Webinar and Conference Line	CPIC members
5 minutes 6:00 – 6:05 pm	Meeting protocol and introductions	Marcy, Vera
30 minutes 6:05– 6:35 pm	<ul style="list-style-type: none"> · Project updates · Open house update · Stakeholder interviews summary · Q&A 	Marcy McInnelly, Kimi Sloop
15 minutes 6:35 – 6:50 PM	<ul style="list-style-type: none"> · Housing Types 101 · Milwaukie neighborhood conditions 	Marcy
55 minutes 6:50– 7:45 PM	Interactive exercise	Kimi and Marcy
5 minutes 7:40 – 7:50 PM	Code Audit Key Findings	Marcy
10 minutes 7:50 – 8:00 PM	Public questions	

STAKEHOLDER INTERVIEW THEMES

- » People genuinely **love the neighborhoods in Milwaukie.**
- » There is a **general understanding and acceptance of the benefits of integrating middle housing** into Milwaukie's neighborhoods.
- » There are **concerns that, when designed and built, middle housing will not achieve the desired benefits**, especially affordability.
- » **Creating affordable housing** so that everyone who works in Milwaukie can live in Milwaukie is an important goal.
- » **Integrating middle housing into neighborhoods with the existing scale and form of neighborhoods and the existing transportation network** is as an important element of how middle housing types are designed and where they are located.
- » The perception is that **there is not a parking issue currently in Milwaukie neighborhoods.**
- » There is a **lack of knowledge about Milwaukie's current tree protection policies.**
- » There is a desire for the City **to be bold and think about the long term with integrating middle housing, reducing parking and tree protection.**

OUTREACH STRATEGIES

- » Provide incentives to participate
- » Have “the ask” come from people they know
- » English and Spanish outreach
- » Go to where the people are

GENERAL OUTREACH

Through the City Channels

- » November 2020 Pilot article
- » City social media channels (FaceBook, Twitter, and Instragram)
- » Project mailing list email
- » Neighborhood District Associations email
- » City Council, Planning Commission, Tree Board, and other city boards and commissions email
- » CPIC members email

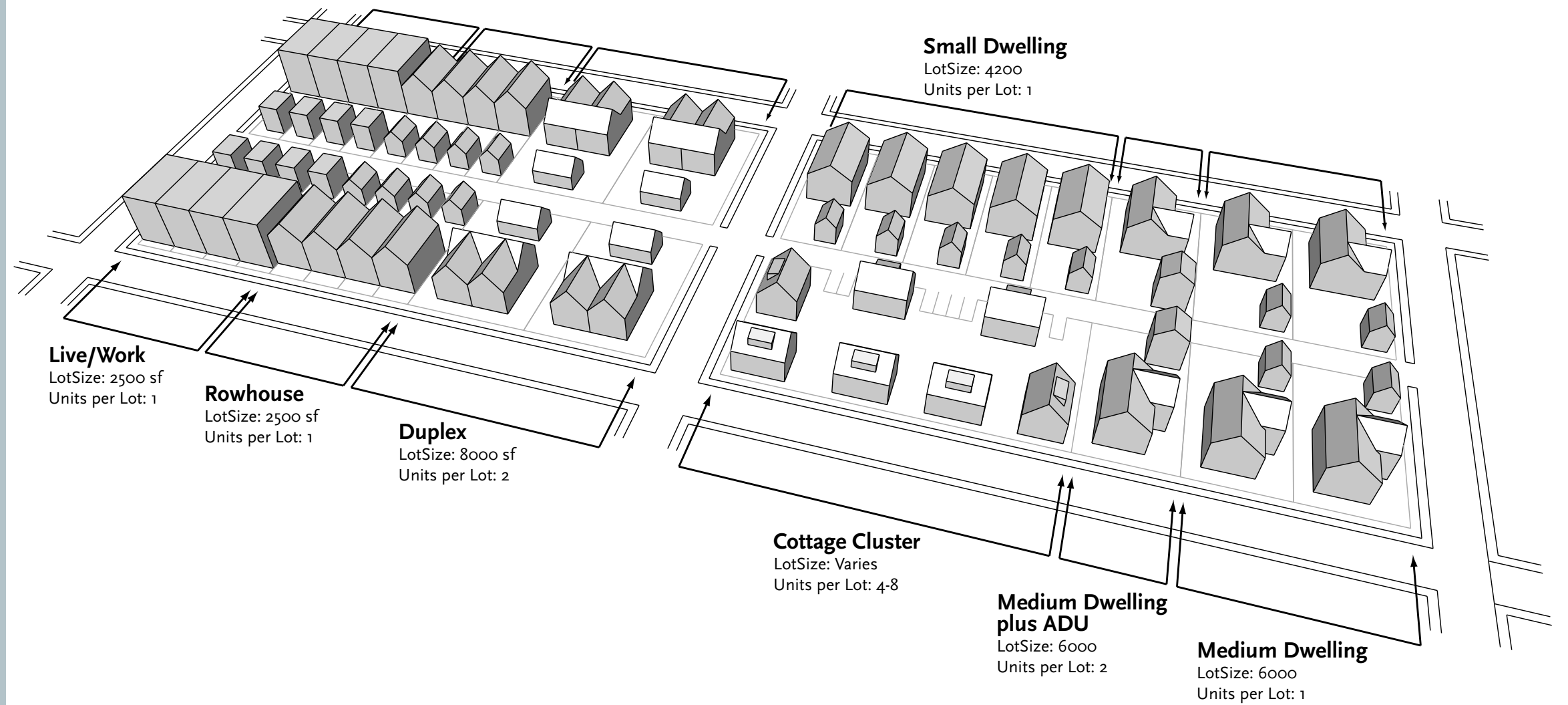
Through the Community

- » Fliers and hard copies at Ledding Library
- » Paper copies distributed at Wichita Center **and Hillside Manor**
- » North Clackamas School District electronic distribution
- » Community group outreach

MEASURES TAKEN TO REACH THE HISTORICALLY UNDER- REPRESENTED

- » Hard copies of open house materials and survey available at Wichita Center **and Hillside Manor**
- » Open house materials, community survey, and fliers provided in English and Spanish
- » Social media posts in English and Spanish
- » Announcements provided in English and Spanish to Milwaukie High School, Rowe Middle School, and El Puente Elementary School
- » Direct emails to BIPOC listening sessions participants
- » Participants who complete the survey entered into drawing for a gift card
- » Project information includes contact name /phone number if people need additional assistance or translation

MIDDLE HOUSING 101



WHO LIVES IN MIDDLE HOUSING?

HAPPY AT HOME



"We raised our kids here. All of our friends are here. Why would we move somewhere where everyone has grey hair and plays bridge all day?"

MILWAUKIE RESIDENTIAL STANDARDS PROJECT | FUTURE HOUSING TRENDS

URBSWORKS | SPRING 2011

UPSIDE DOWN



"We bought a big house when things were on the upswing, but those days are long gone. Our home is worth quite a bit less than we paid for it, so we can't afford to move or downsize."

MILWAUKIE RESIDENTIAL STANDARDS PROJECT | FUTURE HOUSING TRENDS

URBSWORKS | SPRING 2011

HAPPY AT HOME



"We've decided to invest in our property, build a unit out back for ourselves, and rent the house out to a young family with kids. We don't need all of that space anymore, but we don't want to leave the neighborhood. It's a win-win."

MILWAUKIE RESIDENTIAL STANDARDS PROJECT | FUTURE HOUSING TRENDS

URBSWORKS | SPRING 2011

UPSIDE DOWN



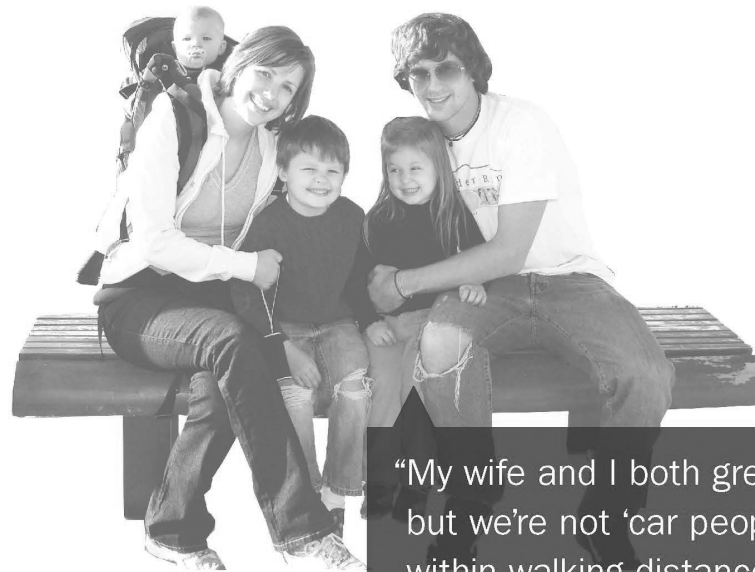
"It would be nice if we could remodel the house and rent out a small unit to help pay the mortgage down. If our son can't find a job, he'll be back in the house, too. We're going to have to get creative to make it all work."

MILWAUKIE RESIDENTIAL STANDARDS PROJECT | FUTURE HOUSING TRENDS

URBSWORKS | SPRING 2011

WHO LIVES IN MIDDLE HOUSING?

BUILDING COMMUNITY



"My wife and I both grew up in the suburbs, but we're not 'car people.' We like living within walking distance to the farmer's market, local shops, and a great Waldorf school. Our quality of life is important to us."

MILWAUKIE RESIDENTIAL STANDARDS PROJECT | FUTURE HOUSING TRENDS

URBSWORKS | SPRING 2011

IT TAKES A COMMUNITY



"I wanted to be close to a good public school for my kids. It's important to me that we live somewhere with a sense of community where people watch out for each other."

MILWAUKIE RESIDENTIAL STANDARDS PROJECT | FUTURE HOUSING TRENDS

URBSWORKS | SPRING 2011

BUILDING COMMUNITY



"I'm not sure we could have made it work if we weren't able to buy a house that was big enough for my mom to move in and help us with our newborn."

MILWAUKIE RESIDENTIAL STANDARDS PROJECT | FUTURE HOUSING TRENDS

URBSWORKS | SPRING 2011

IT TAKES A COMMUNITY



"We could afford to buy small house here. I hate throwing money away on rent. I'm trying to build a good foundation for my kids so they feel secure."

MILWAUKIE RESIDENTIAL STANDARDS PROJECT | FUTURE HOUSING TRENDS

URBSWORKS | SPRING 2011

WHO LIVES IN MIDDLE HOUSING?

JUST RIGHT

“Neither of us have that ‘white picket fence’ fantasy. We don’t feel the need to own our own home, but we do need to feel like we’ve made a home for ourselves.”



MILWAUKIE RESIDENTIAL STANDARDS PROJECT | FUTURE HOUSING TRENDS

URBSWORKS | SPRING 2011

GENERATIONS UNDER ONE ROOF



“We have a large, tight-knit, multi-generational family. Having a bigger house wasn’t just a nice to have—it was a need to have.”

MILWAUKIE RESIDENTIAL STANDARDS PROJECT | FUTURE HOUSING TRENDS

URBSWORKS | SPRING 2011

JUST RIGHT



“My partner works from home, and we have a dog, so we needed a bit more space than your typical apartment provides. It’s a little house with a little yard, but that’s all we need.”

MILWAUKIE RESIDENTIAL STANDARDS PROJECT | FUTURE HOUSING TRENDS

URBSWORKS | SPRING 2011

GENERATIONS UNDER ONE ROOF



“We moved here because it was affordable and safe, with a pleasant small-town atmosphere. We hope to stay here because this is where so many of our friends are.”

MILWAUKIE RESIDENTIAL STANDARDS PROJECT | FUTURE HOUSING TRENDS

URBSWORKS | SPRING 2011

WHO LIVES IN MIDDLE HOUSING?

ASPIRE TO MORE

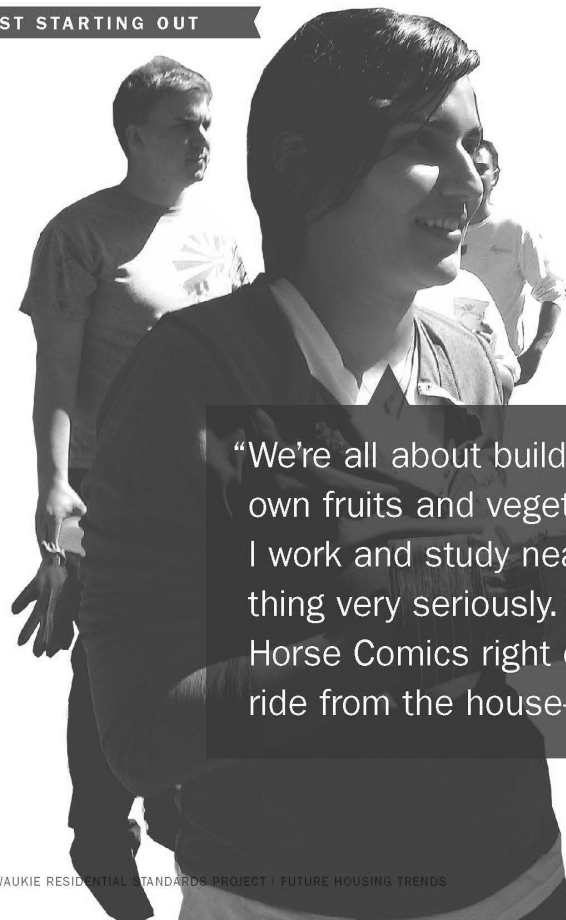


"I wish we could own a house, but that just doesn't seem like it's in the cards for us right now. Until we make that a reality, we rent an apartment near transit, so we can work our way up to where we want to be."

MILWAUKIE RESIDENTIAL STANDARDS PROJECT | FUTURE HOUSING TRENDS

URBSWORKS | SPRING 2011

JUST STARTING OUT



"We're all about building community—we grow our own fruits and vegetables. My housemates and I work and study nearby and take the whole 'local' thing very seriously. One of them works at Dark Horse Comics right on Main Street. It's a short bike ride from the house—talk about a great commute."

MILWAUKIE RESIDENTIAL STANDARDS PROJECT | FUTURE HOUSING TRENDS

URBSWORKS | SPRING 2011

ASPIRE TO MORE



"Our parents weren't born here, but we feel just like everybody else. We are grateful for the opportunities we've been given, and we aspire to live the American dream."

MILWAUKIE RESIDENTIAL STANDARDS PROJECT | FUTURE HOUSING TRENDS

URBSWORKS | SPRING 2011

JUST STARTING OUT



"Not being able to afford a place on our own was a blessing in disguise. Together, we can share a great house with a doable rent, and a huge garden where we grow a lot of our own food. There will be plenty of time later for families and mortgages."

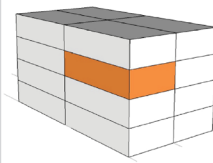
MILWAUKIE RESIDENTIAL STANDARDS PROJECT | FUTURE HOUSING TRENDS

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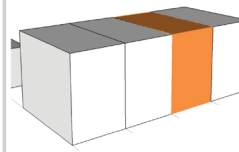
ALL PHASES OF LIFE HOUSING SURVEY

Housing Scenarios

for different phases of life



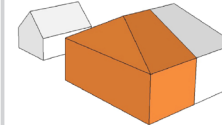
Apartment



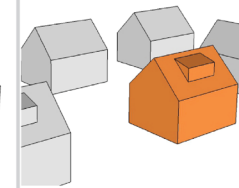
Live/Work Unit



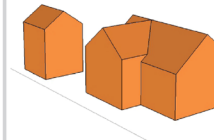
Rowhouse



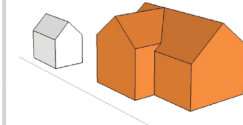
Duplex



Cottage Cluster



Detached with ADU



Detached Dwelling

check all housing types that you think could apply

Scenario	Apartment	Live/Work Unit	Rowhouse	Duplex	Cottage Cluster	Detached with ADU	Detached Dwelling
1 Single young adult: lives with roommate(s) or alone	5	1	1	3	0	0	0
Notes or other housing (please specify)							
2 Adult(s) with young kids living at home	2	1	3	4	0	1	2
Notes or other housing (please specify)			Large 3-4 bedroom, large yard				
3 Adult(s) with older kids living at home	1	1	1	2	1	3	3
Notes or other housing (please specify)							
4 Extended family (adults, kids and senior adults)	0	1	1	2	1	3	3
Notes or other housing (please specify)							
5 Older adult(s) with no kids present (55 - 70 years old)	2	0	1	5	2	2	2
Notes or other housing (please specify)				Single floor, small or no yard			
6 Senior adult(s) with no kids present (70 + years old)	2	0	1	3	3	2	1
Notes or other housing (please specify)				Single floor, no yard			

Tell us about yourself

In North Plains, I...

- Own a home
- Rent a home
- Own or manage a business
- Work for a private or public employer
- Other (please specify)

Would you like to be a part of future conversations about housing in North Plains

- Yes
- No

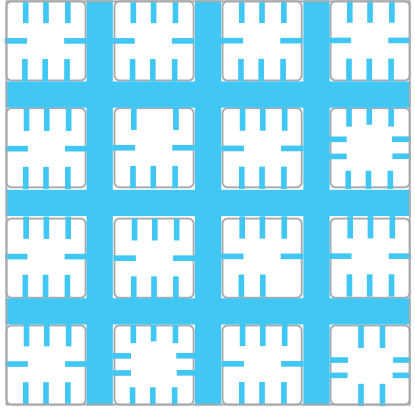
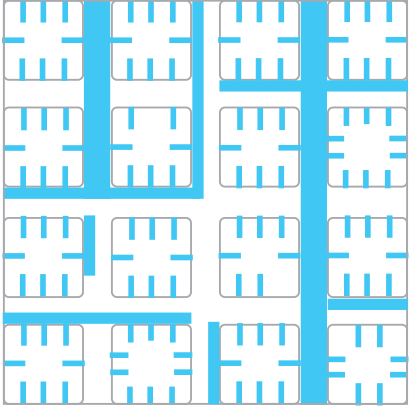
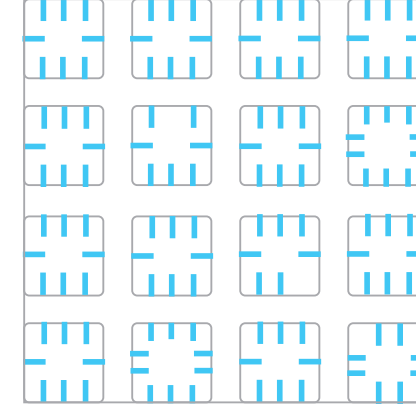
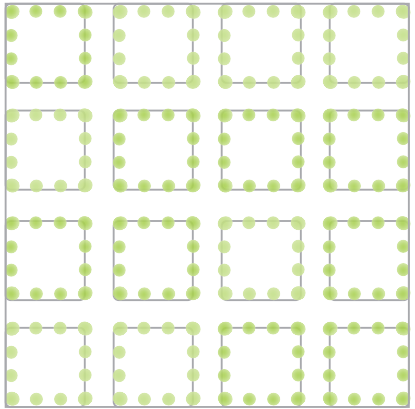

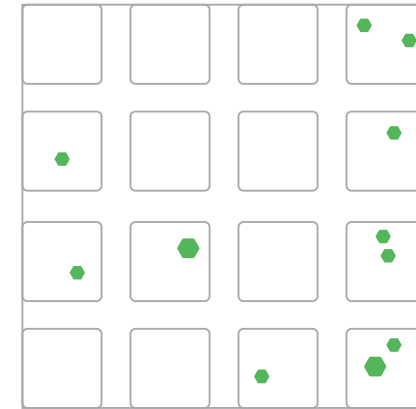
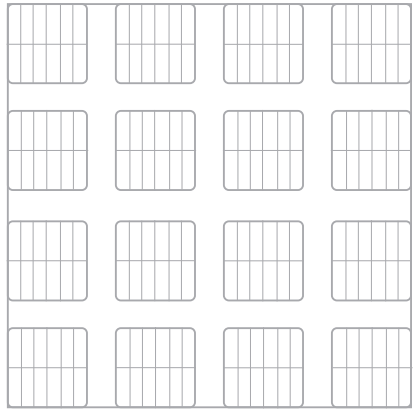
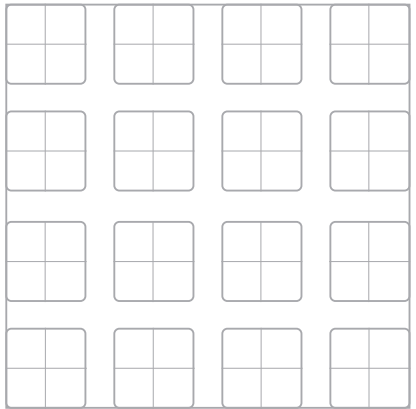
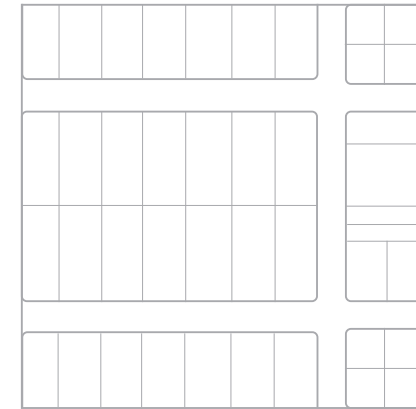
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Email _____

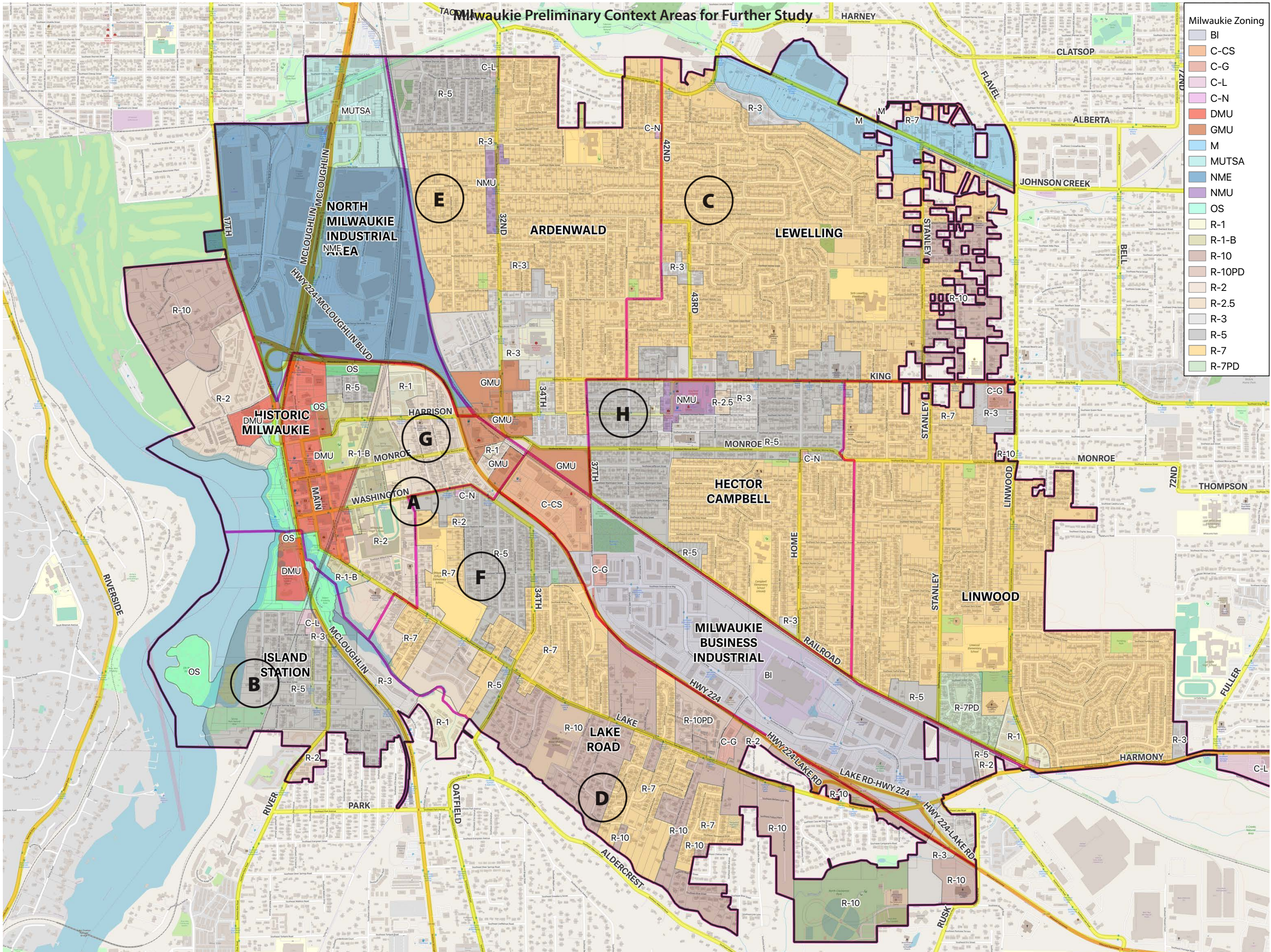
Phone _____

Survey results from one of our meetings with North Plains residents

NEIGHBORHOOD CONDITIONS

	Context 1	Context 2	Context 3	Goals	Possible Solution
Parking	 <p>On-street plentiful</p>	 <p>Mixed on-street plentiful</p>	 <p>Minimal on-street parking / utilization maxed out</p>	Minimize parking and pavement	<ul style="list-style-type: none"> » management » curbless street design » alley-ends » alleys » long driveways » Permeable parking lots
Trees	 <p>Street trees</p>	 <p>Trees mostly on private property</p>	 <p>Minimal trees</p>	Maximize tree canopy	<ul style="list-style-type: none"> » large tree plant strip on-street » tree preservation » new tree planting » curbless streets and trees in the same place as parking
Middle Housing	 <p>Small lot</p>	 <p>Medium lot</p>	 <p>Large lot</p>	Increase housing options	<ul style="list-style-type: none"> » different housing assumptions for different lots

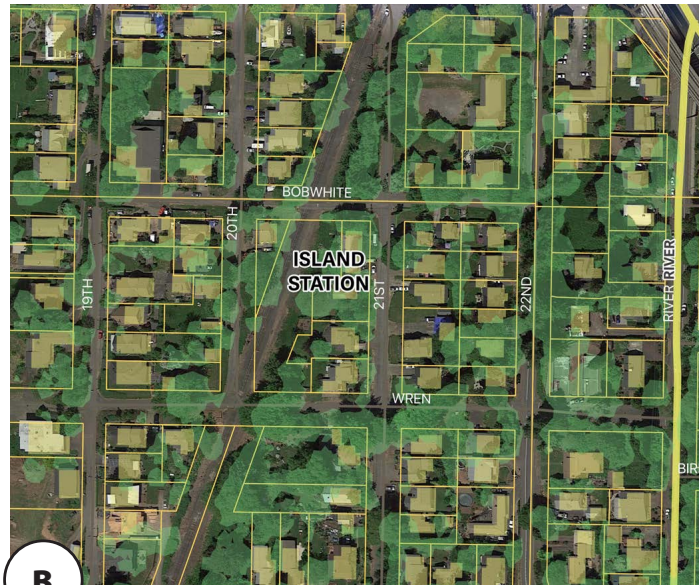
Milwaukee Preliminary Context Areas for Further Study





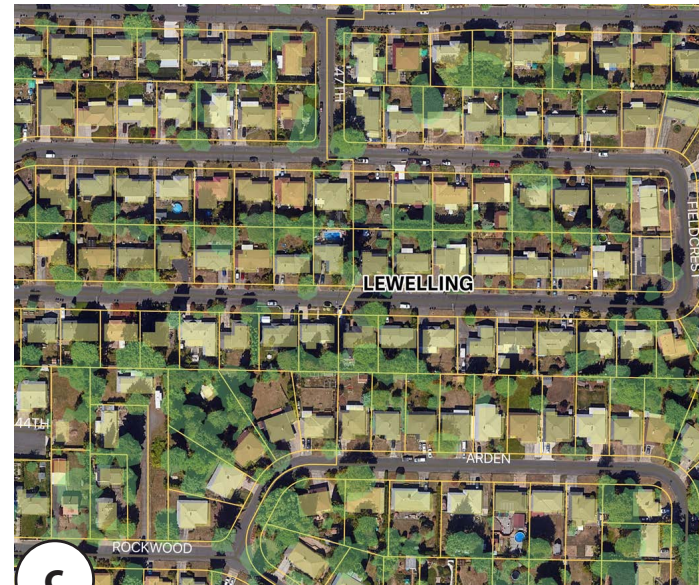
A

Neighborhood: Lake Road
Zone: R-5 south of Washington; R-2 north of WA
Typical lot size: varies: 10,000 - 42,000 square feet
Typical lot dimensions: varies: 50-125 feet wide; 225-350 feet deep
Building placement: varies, flag lots
Building type: varies
Street character: paved with sidewalks and plant strip
Street classification: primarily minor residential
Sidewalks: yes
Street trees: Some
Private trees: bigger older trees, especially on large lots
Parking: on-street parking



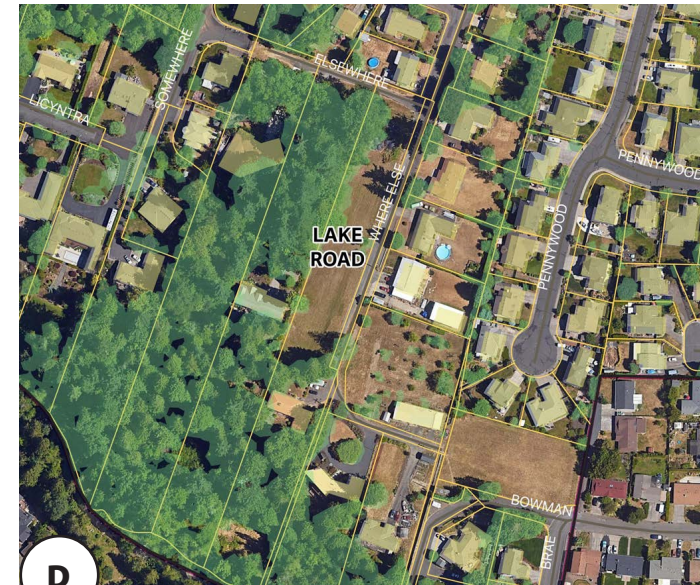
B

Neighborhood: Island Station
Zone: R-5
Typical lot size: varies: 5,000, 10,000, 20,000 square feet
Typical lot dimensions: 50-100' wide; 100 - 200' deep
Building placement: varies, facing street
Building type: varies
Street character: unimproved paving, gravel shoulder, narrow, no sidewalks
Street classification: primarily minor residential
Sidewalks: no
Street trees: no
Private trees: bigger older trees, especially on large lots
Parking: informal on gravel shoulder, entrance to Elk Rock Island an issue



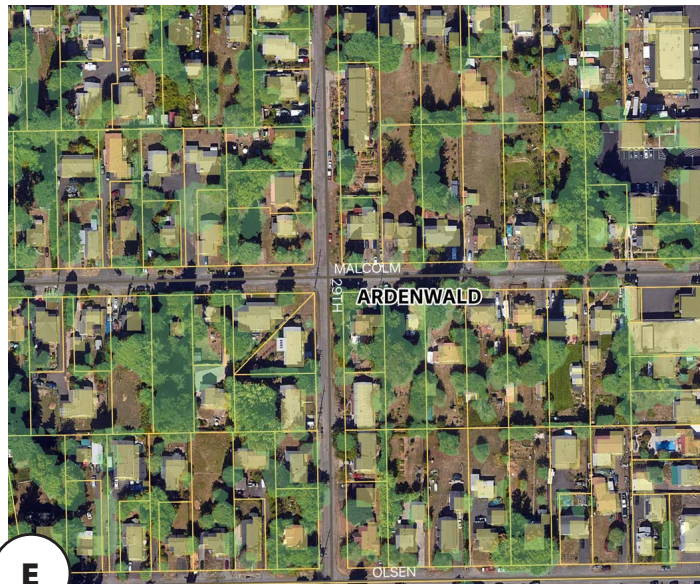
C

Neighborhood: Lewelling
Zone: R-7
Typical lot size: 7,000 square feet
Typical lot dimensions: 70 feet wide by 100 feet deep
Building placement: facing street, 15 foot setback plus 12 foot sidewalk easement
Building type: 1960's single story ranch; 1000 - 1500 sf
Street character: paved, 30 feet wide, curb
Street classification: primarily minor residential
Sidewalks: no
Street trees: minimal
Private trees: smaller tree canopy
Parking: mostly off-street



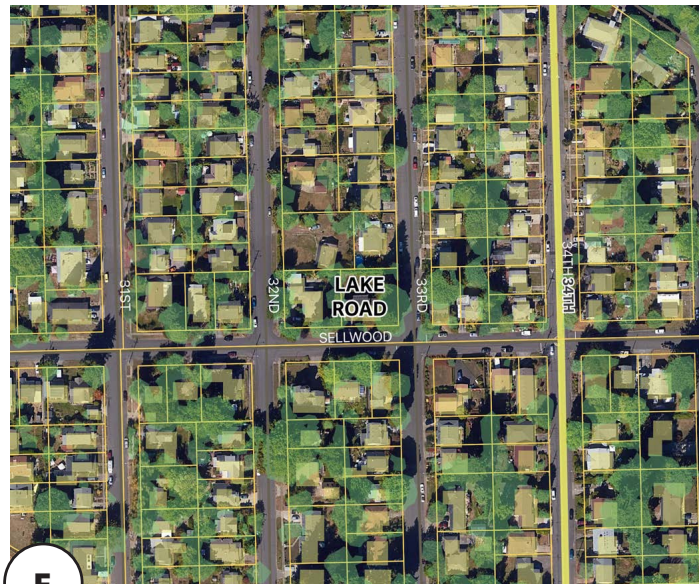
D

Neighborhood: Lake Road
Zone: R-7 and R-10
Typical lot size: varies: 30,000 - 80,000 square feet
Typical lot dimensions: varies: 100' wide; 300-800' deep
Building placement: varies
Building type: varies, 1950's - 1990's 2-story
Street character: unimproved paving, gravel shoulder, narrow, no sidewalks
Street classification: primarily minor residential
Sidewalks: minimal
Street trees: minimal
Private trees: large tree canopy, bigger older trees, especially on large lots
Parking: informal on gravel shoulder



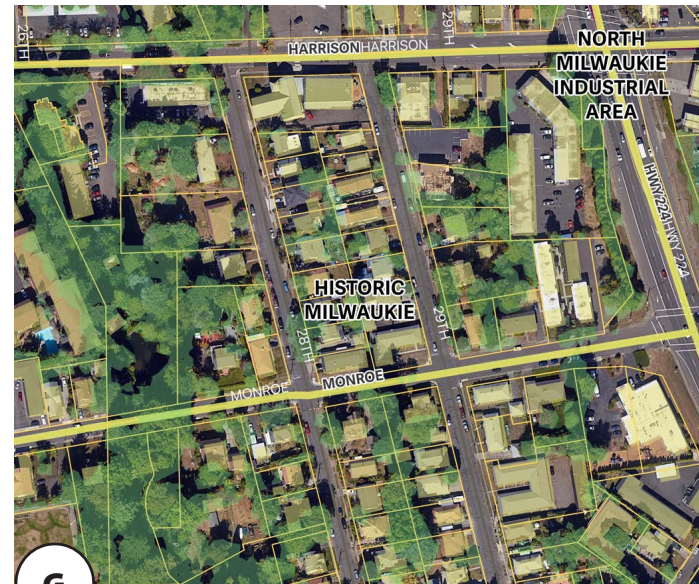
E

Neighborhood: Ardenwald
Zone: R-7
Typical lot size: 16,000 square feet
Typical lot dimensions: 70 feet wide; 240 feet deep
Building placement: varies, facing street
Building type: 1920's-40's, 1.5 stories, 1,500 - 2,000 sf
Street character: unimproved paving, gravel shoulder, narrow, no sidewalks
Street classification: minor residential
Sidewalks: no
Street trees: minimal
Private trees: modest tree canopy
Parking: informal on gravel shoulder



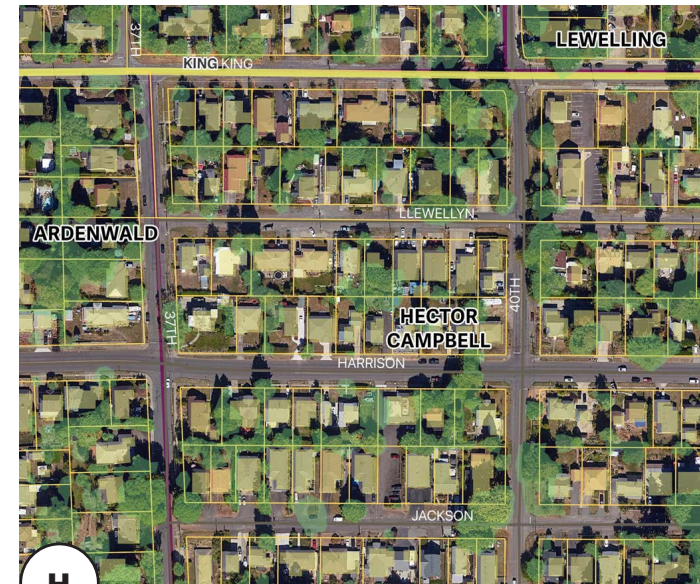
F

Neighborhood: Lake Road
Zone: R-5
Typical lot size: 5,000 square feet
Typical lot dimensions: 50 feet wide x100 feet deep
Building placement: varies, facing street
Building type: 1920's-1940's era, 1.5 stories, 1,500 - 2,000 sf
Street character: paved with sidewalks and plant strip
Street classification: primarily minor residential
Sidewalks: yes
Street trees: minimal
Private trees: modest tree canopy
Parking: on-street parking



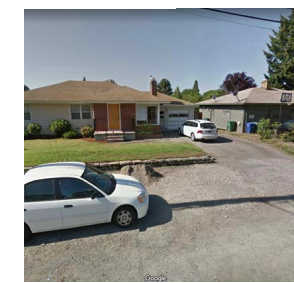
G

Neighborhood: Historic Milwaukie
Zone: R-2
Typical lot size: 5,000 square feet
Typical lot dimensions: 50 feet wide x100 feet deep
Building placement: varies, facing street
Building type: 1900-1940's, 1.5 stories, 1,500 - 2,000 sf
Street character: paved with sidewalks and plant strip
Street classification: primarily minor residential
Sidewalks: yes
Street trees: moderate
Private trees: modest tree canopy
Parking: on-street parking



H

Neighborhood: Lake Road
Zone: R-5
Typical lot size: 5,000 square feet
Typical lot dimensions: 50-100' wide x100' deep
Building placement: varies, facing street
Building type: 1950's-1960's, 1 story, 1,000 - 1,500 sf
Street character: narrow unimproved paving, gravel shoulder
Street classification: primarily minor residential
Sidewalks: no
Street trees: no
Private trees: some established trees
Parking: informal on gravel shoulder



ARDENWALD



**HECTOR
CAMPBELL**



HISTORIC MILWAUKIE



ISLAND STATION



LAKE ROAD



LEWELLING



LINWOOD



INTERACTIVE EXERCISE

What is your experience living in different kinds of housing situations?

How have neighborhood conditions affected your housing choices?

CODE AUDIT AND KEY FINDINGS

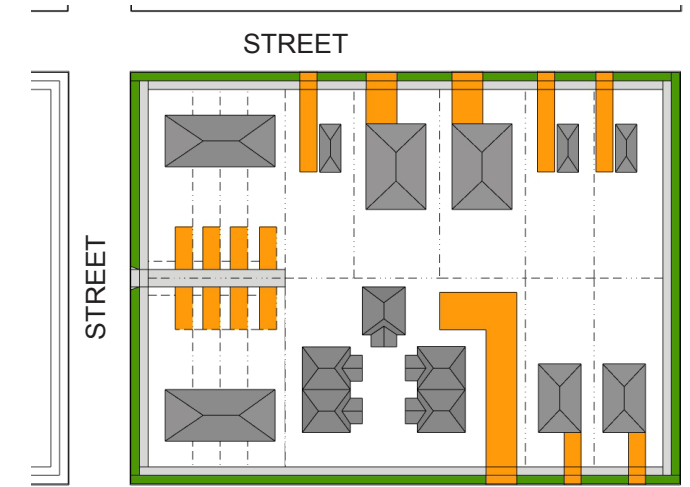
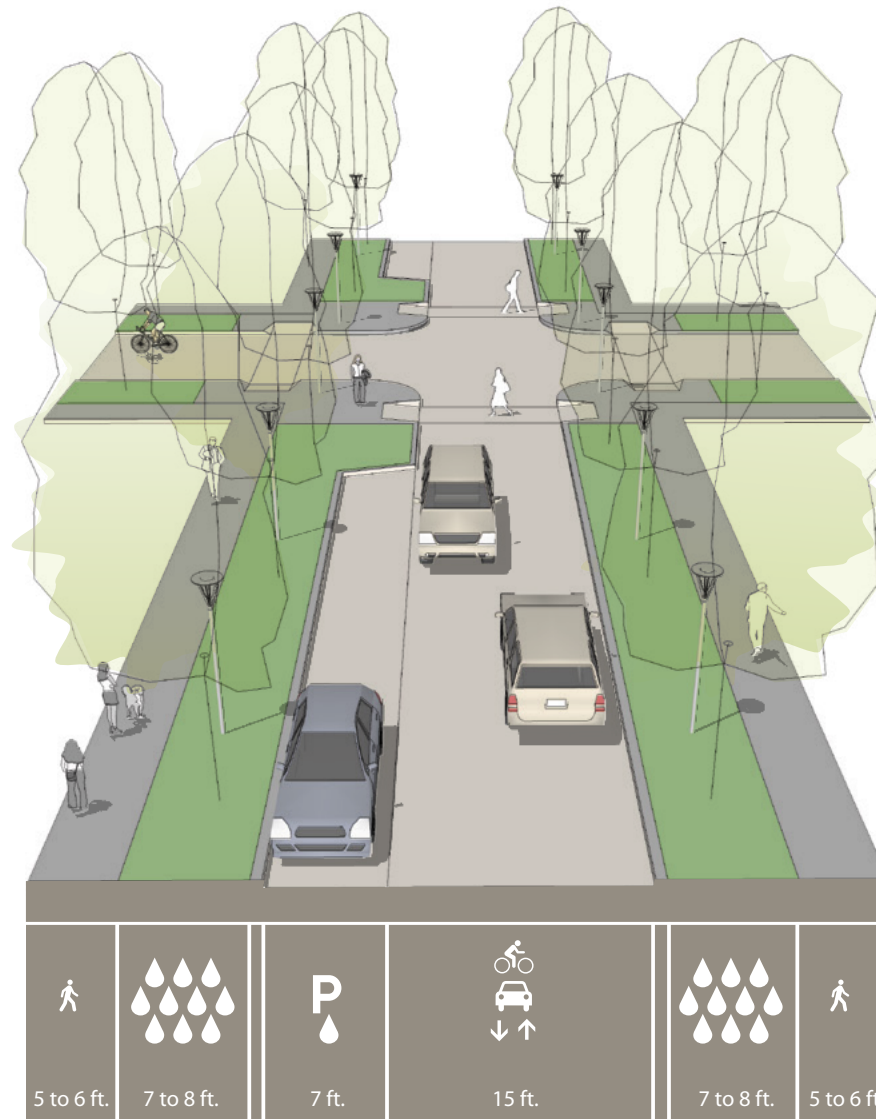
What is the Code Audit?

- » About twenty pages in two parts
- » An Executive Summary, consisting of:
 - » The project policy mandate
 - » Overall findings and summary of the main issues that need to be addressed
 - » Corrective actions: enhancements, modifications, or removal of a provision
- » Appendix items
 - » A tabulation of issues noted by technical team
 - » Development standards table
 - » Key findings by technical team, by policy mandate topic
 - » HB 2001 compliance summary memo, summarizing compliance paths

PARKING

Key findings and code options

- » Manage parking inventory
- » Curbless street design
- » Alley-ends
- » Alleys
- » Long driveways
- » Permeable paving parking lots that avoid tree root areas



Hybrid infill block layout with partial alley at one end of a block and front-loaded parking for the remainder.

Partial alley at the end of a block

Applicability

- » Optional for the following housing types: All housing types
- » Optional for infill and new subdivisions



TREES

Key findings and code options

- » Large planting strip on-street
- » Maintaining trees on private property
- » New tree planting, in streets and on private property
- » Narrow, curbless, queuing streets with trees and parking alternately occupying the same street zone (Island Station Neighborhood Greenway)



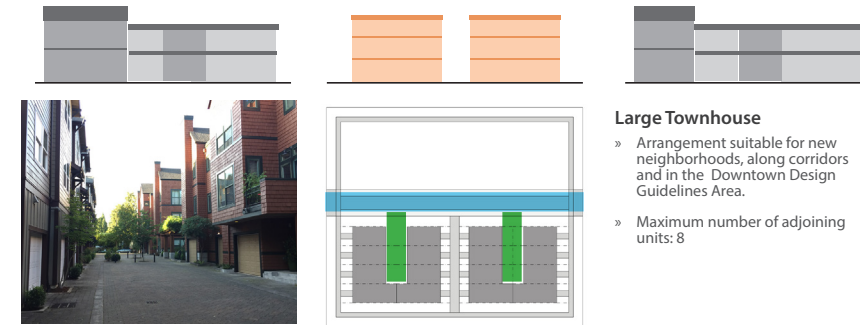
MIDDLE HOUSING

Key findings and code options

» Context-sensitive forms for different lot sizes and conditions

» Attached vs. detached house types: DLCDC flexible definition

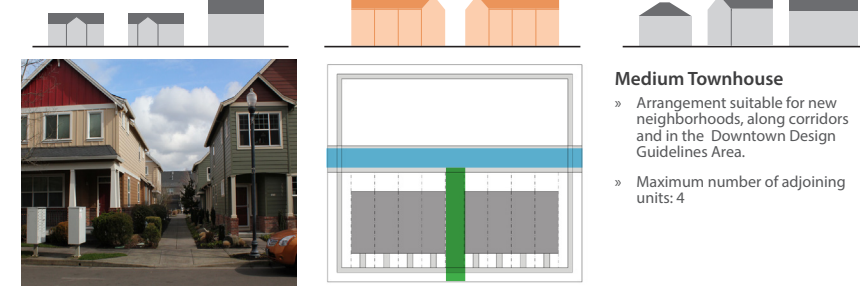
Large Townhouse



Large Townhouse

- » Arrangement suitable for new neighborhoods, along corridors and in the Downtown Design Guidelines Area.
- » Maximum number of adjoining units: 8

Medium Townhouse



Medium Townhouse

- » Arrangement suitable for new neighborhoods, along corridors and in the Downtown Design Guidelines Area.
- » Maximum number of adjoining units: 4

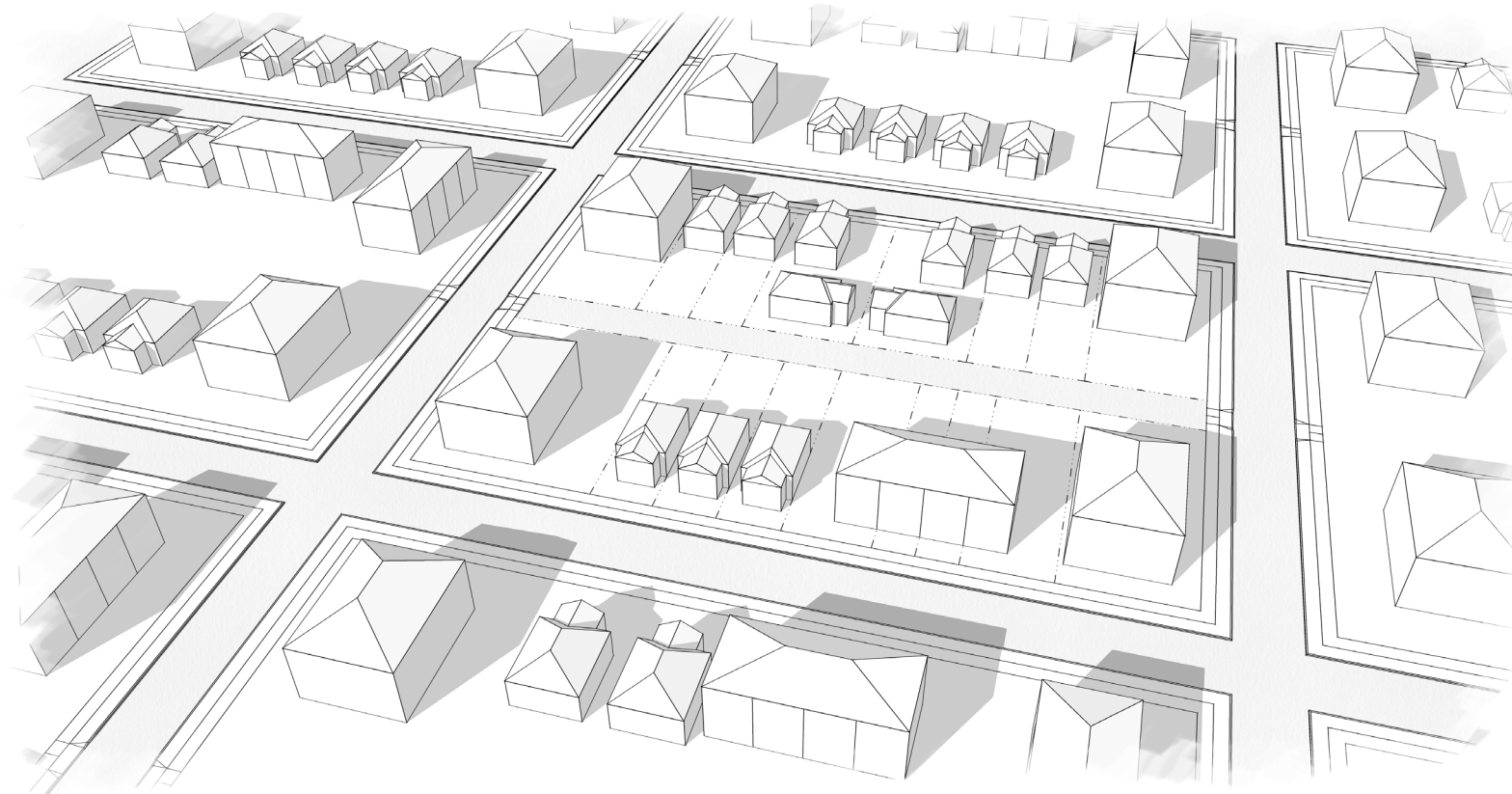
Small Townhouse



Small Townhouse

- » Arrangement suitable for new neighborhoods, along corridors and in the Downtown Design Guidelines Area. Also permitted within selected neighborhoods as an infill housing type.
- » Maximum number of adjoining units: 3

Alley type permitted (see Universal Standards Alleys): ■ Type 1 ■ Type 1 or 2





Thank you