

Welcome



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

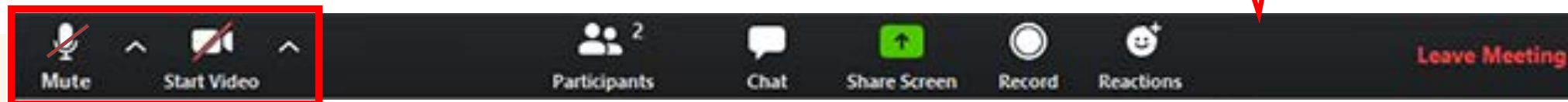
Meeting #5

February 25, 2020, 6 – 9 PM

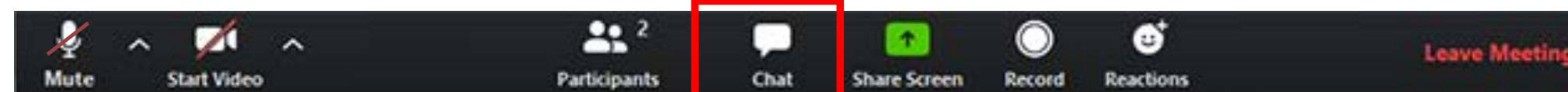
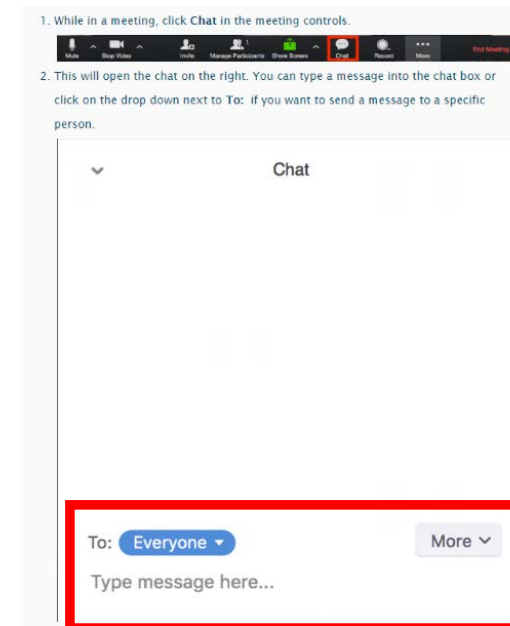
Zoom Meeting Procedures

- » Please turn microphones off (mute).
- » Please turn video off when presentations are being given.
- » CPIC members will be called on first for questions/discussion.
- » **CPIC members** – please **raise your hand** or type a question in the chat if you have a question. “Raise Your Hand” can be found when you show the list of participants OR under the reactions tab.
- » **Audience** – please **use the chat function** if you have a question. There will also be an opportunity for input in breakout rooms.

Meeting control bar



- 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 Kolas, 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

- » Share code concepts for input and provide feedback
- » Opportunity to ask project-related questions
- » Learn about next steps in the project

Committee 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.

AGENDA

Comprehensive Plan Implementation Committee Meeting #5 - Agenda		
Time	Topic	Who
5:45 – 6:00 pm	Login to Webinar and Conference Line	CPIC members
5 minutes 6:00 – 6:05 pm	<ul style="list-style-type: none"> · Meeting protocol and introductions · Overview of process – where we are, where we’re going 	Vera Kalias
30 minutes 6:05 – 6:35 pm	Overview of Code Concepts	Marcy McInelly
10 minutes 6:35 – 6:45 pm	Questions – Code Concepts	Kimi Sloop, Marcy McInelly
105 minutes 6:45– 8:30 pm	CPIC input on Code Concepts - Interactive Exercise	CPIC members
10 minutes 8:30– 8:40 PM	Summary of Code Concepts discussion	Marcy McInelly
20 minutes 8:40 – 9:00 PM	Next Steps <ul style="list-style-type: none"> · Public Engagement · Refined Code Concepts 	Kimi Sloop
9:00 PM	Adjourn	

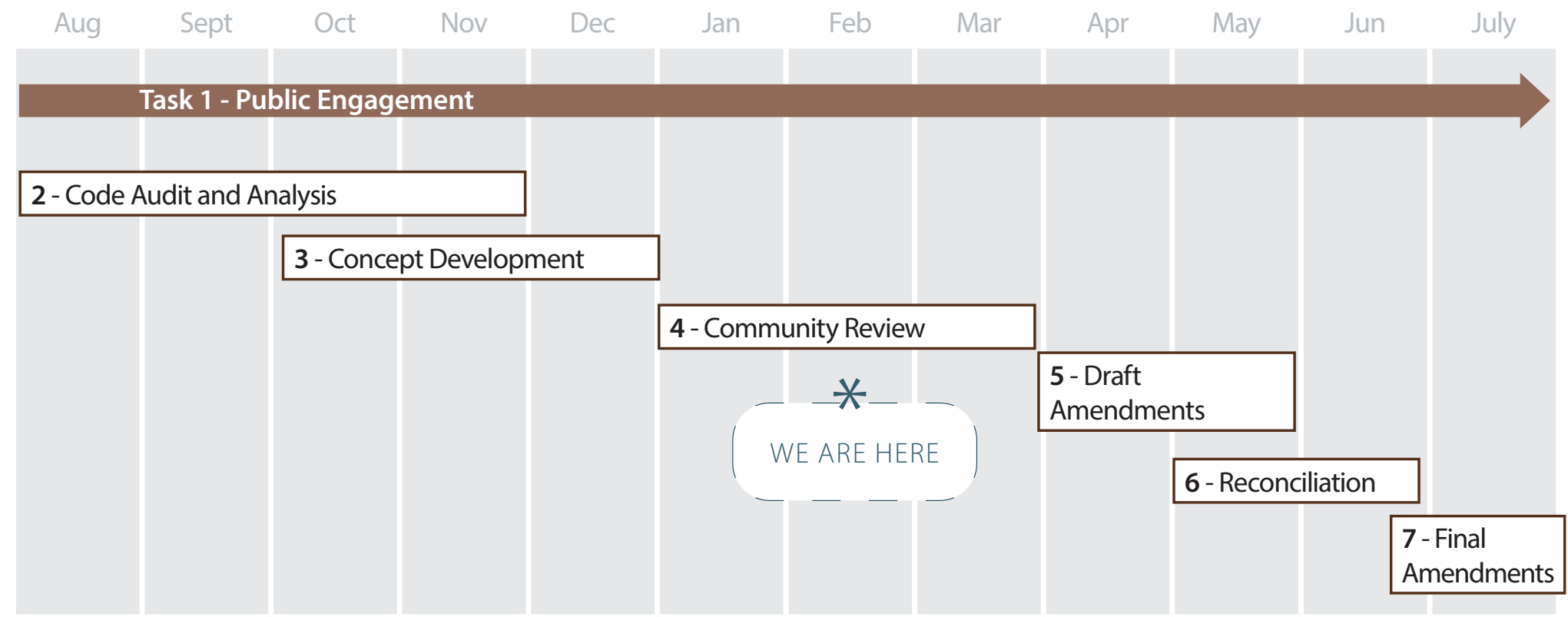
QUESTION

Think about your neighborhood and how your house is designed in relation to the street and your neighbors:

- » Do you know what your lot is zoned? Where the zoning changes in your neighborhood?
- » Can you tell where the lot sizes are different?
- » How do the current development standards work to create a livable place?

Overall project schedule

- » Adoption targeted for Summer 2021
- » CPIC to meet about once a month
- » Role of CPIC is to review project updates at meetings, provide diverse input, share with other residents



PROJECT UPDATES

Work Tasks 2 - 3

- » Met with City's Equity Manager
- » Developed next phase of public engagement
- » Draft map and code concepts
- » Parking inventory study
- » Outlined draft tree code

CODE CONCEPTS

POLICY MANDATES



- » **Increase supply of middle or attainable housing and provide equitable access and housing choice for all**
- » **Increase the tree canopy and preserve existing trees**
- » **Manage parking to enable middle housing and protect trees**

CODE CONCEPTS



What are the code concepts?

- » Code concepts are ways to implement the goals of the Comprehensive Plan and policy mandates
- » Approaches to the amendments
- » This phase, which takes place between now and mid-April informs the code amendments
- » Six draft code concepts have been identified

LIVABILITY CODE

What does a livability code mean?

» Thinking big about how Milwaukee should re-structure its code to foster the vision for the city

How to get there?

» A more rational system based on lot sizes, context, and physical conditions on the ground

» Not an outdated zoning system that is one size fits all

» Concepts, including ones not part of this project, are draft amendments to make livability code

DRAFT CODE CONCEPTS

- * 1. Simplify the number of residential zones
- * 2. Adopt a form based approach to amendments
3. Selectively apply existing development standard that provide additional building capacity (“bonuses”) to duplexes
4. Adopt tree code applicable to private property in residential zones
5. Amend (restrict) on-site parking requirements
- * 6. Establish a pattern guide or menu to illustrate different site conditions
7. Adopt additional street standard for compliance with street improvements (the “lighter, greener, cheaper” option)
8. Identify areas where density bonuses applied (Neighborhood Hubs project)

* DRAFT CODE CONCEPTS WE ARE
FOCUSING ON TONIGHT

CODE CONCEPT

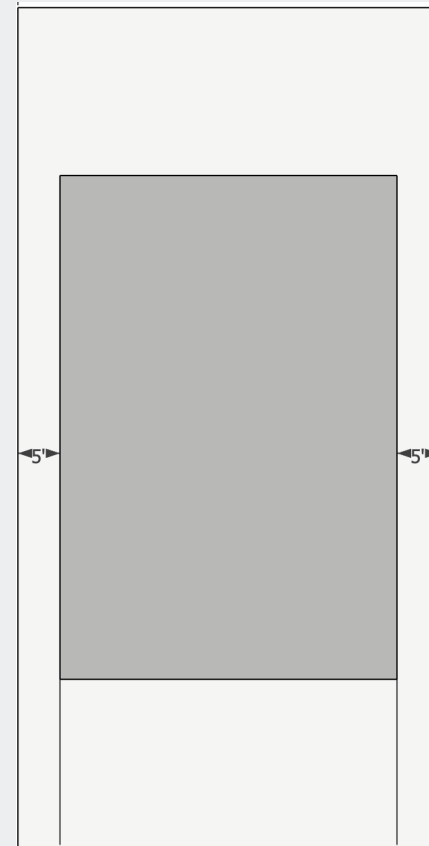
Form-based approach

CONCEPT

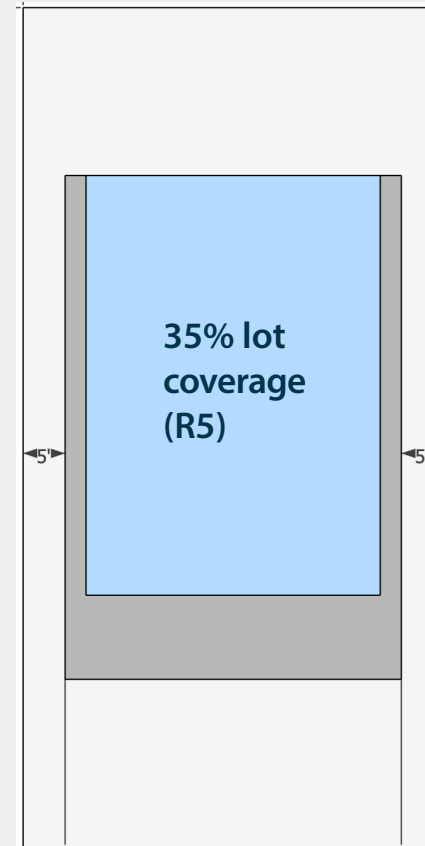
How potential development is defined

- » A lot or parcel is a piece of land, defined by property lines
- » Lot size: Under Milwaukie's current residential zoning, most residential lots are 5,000, 7,000 or 10,000 square feet (or in between)
- » Setbacks: front, side, and back yard
- » Lot coverage limits where building "footprint" may go
- » Maximum height limits how tall a building can be
- » Imagine a "jello mold" waiting to be filled

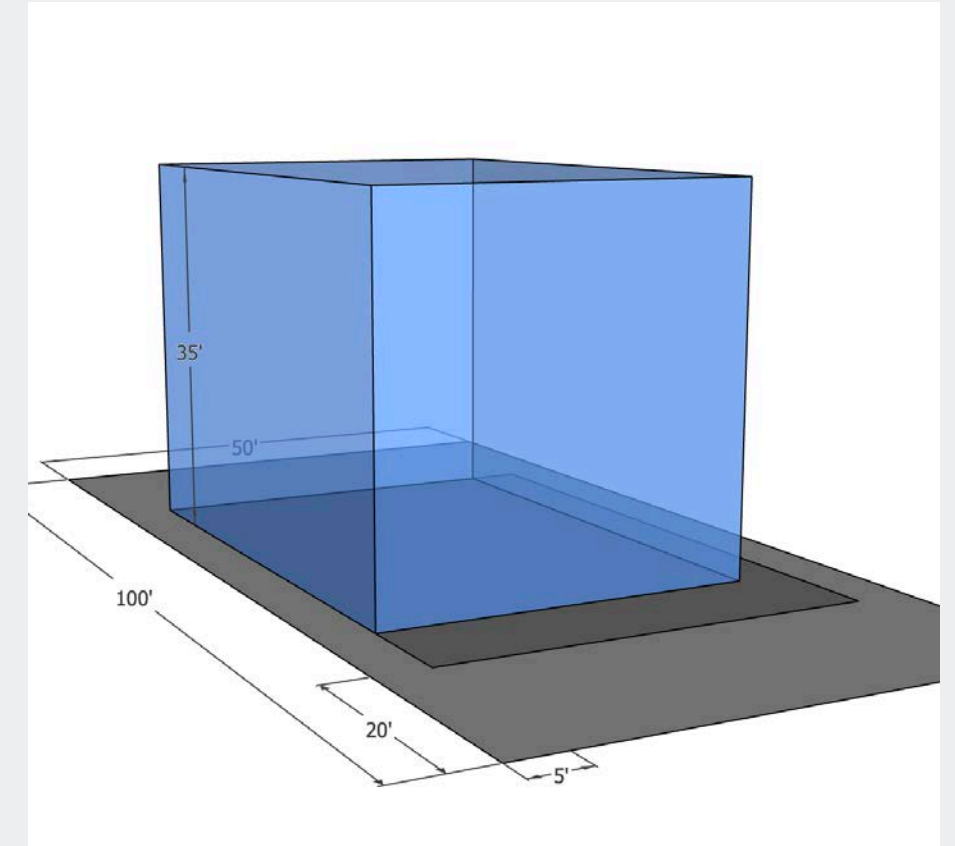
Setbacks



Lot Coverage



"Jello mold"



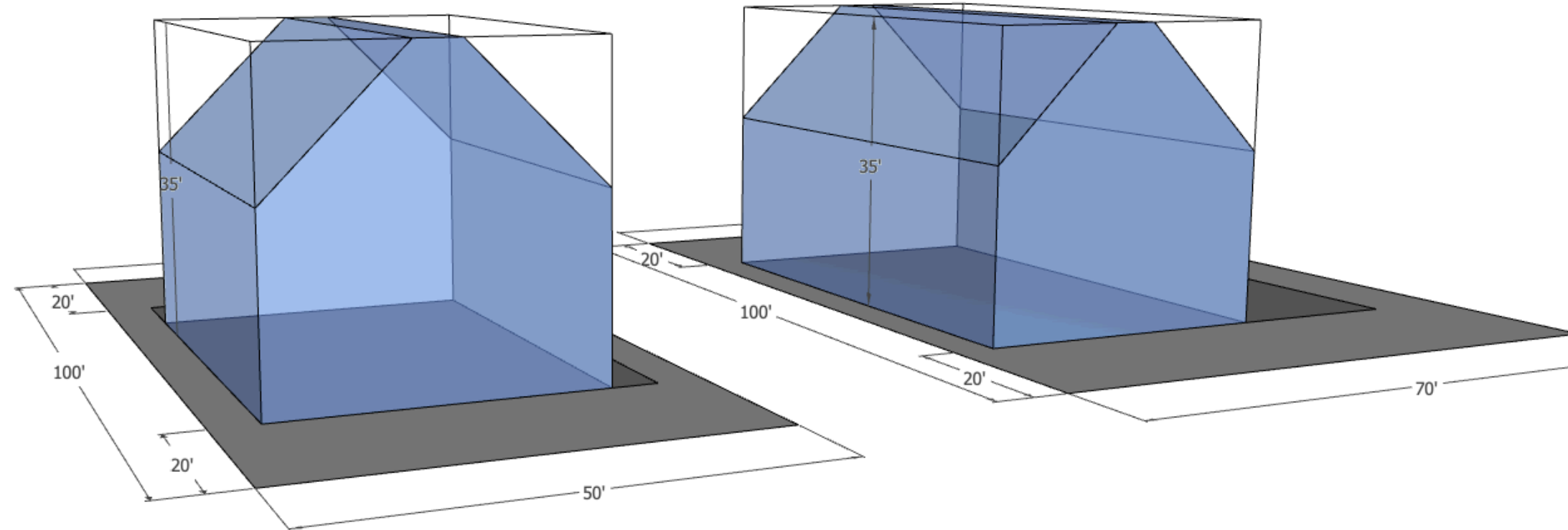
Additional form based approach standards

- » The “daylight plane” further limits the height of buildings
- » The closer to the neighboring lot, the more the maximum height is limited
- » Purpose: To prevent shading of neighboring lots; ensure daylight — “solar access”
- » These are the “dimensional standards” in Milwaukee’s code today

A “jello mold,” to be filled with residential uses

R-5 “Jello Mold”

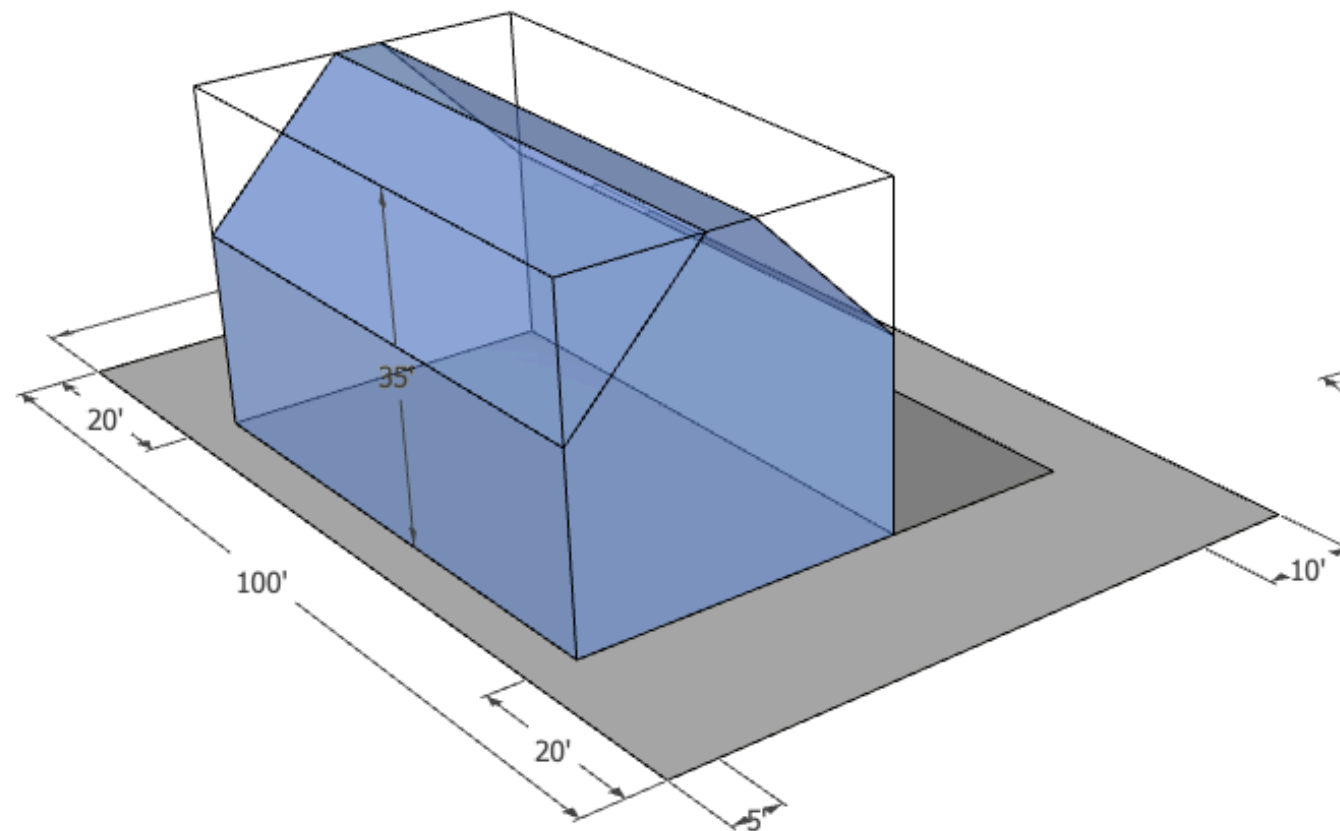
R-7 “Jello Mold”



What residential uses are permitted to fill the mold?

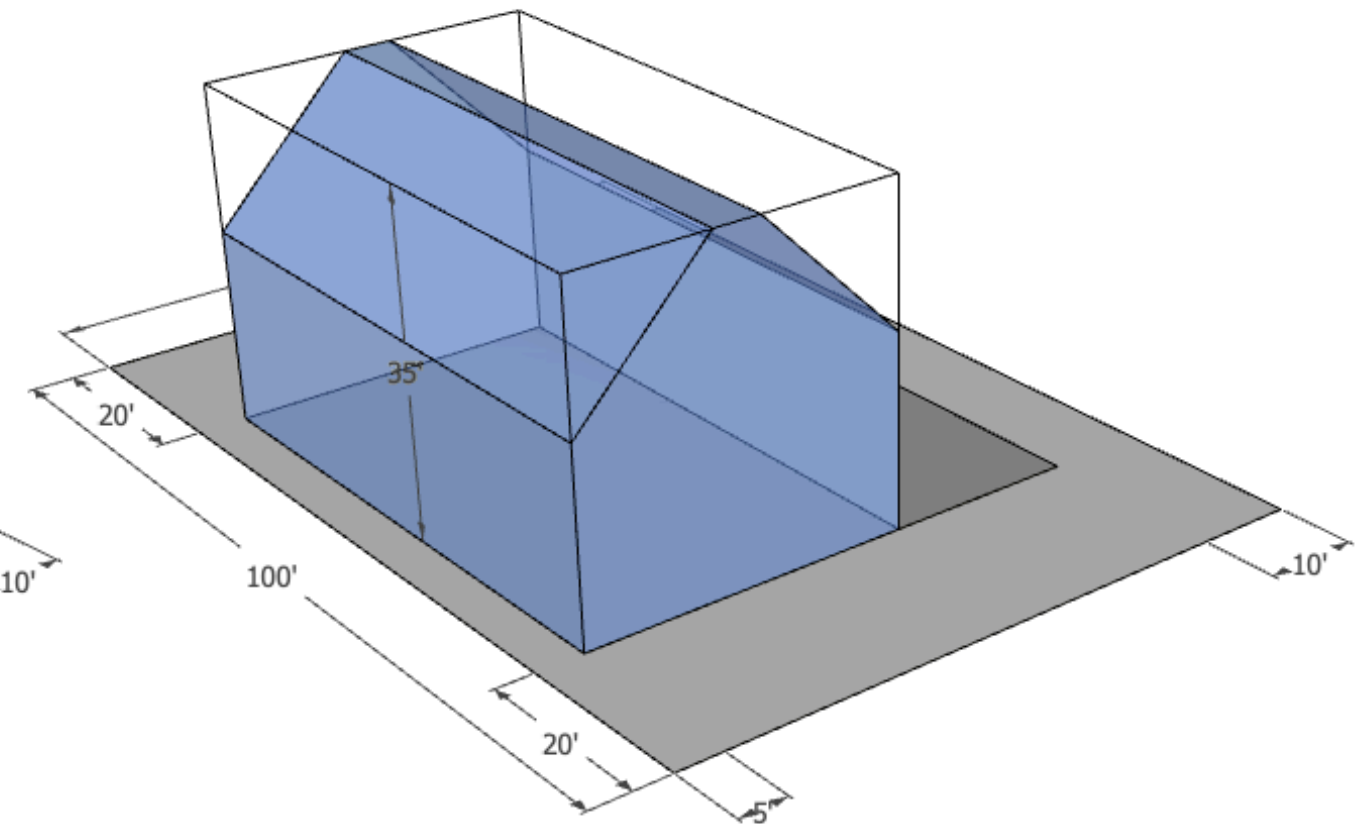
7,000 square foot lot: what's allowed today

- » Single Dwelling
- » ADU



7,000 square foot lot: what's allowed with HB 2001

- » Single Dwelling
- » Duplexes
- » ADU
- » Triplexes
- » Quadplexes
- » Cottage Clusters



HB 2001 COMPLIANCE

How can we not just permit more middle housing but be bold?

The Comprehensive Plan policy mandate for housing is to increase the supply of middle housing.

- » If we use the **Minimum Compliance** option, the city amends the code to permit middle housing types but does not increase the mold for housing.
- » If we use the **Model Code** option, the city amends the code to permit middle housing types and stretches the size of the mold.

CODE CONCEPT

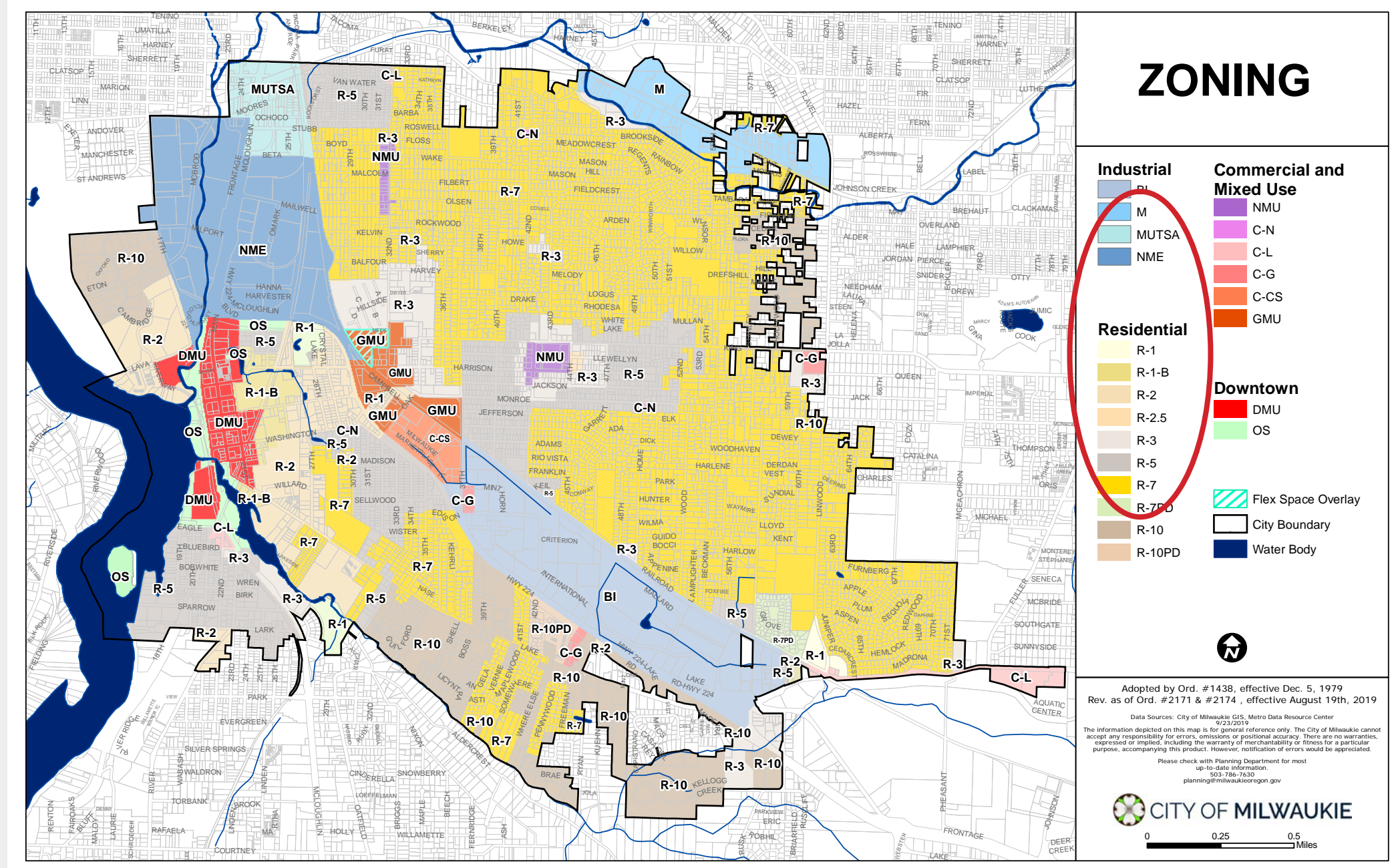
Simplify residential zones

CONCEPT

Simplify residential zones

- » Ten residential zones
- » Current zones list permitted and prohibited uses
- » Zones have different development standards, including minimum lot sizes
- » Residential zones need to be updated to allow middle housing types required by HB 2001

Existing Zoning Map

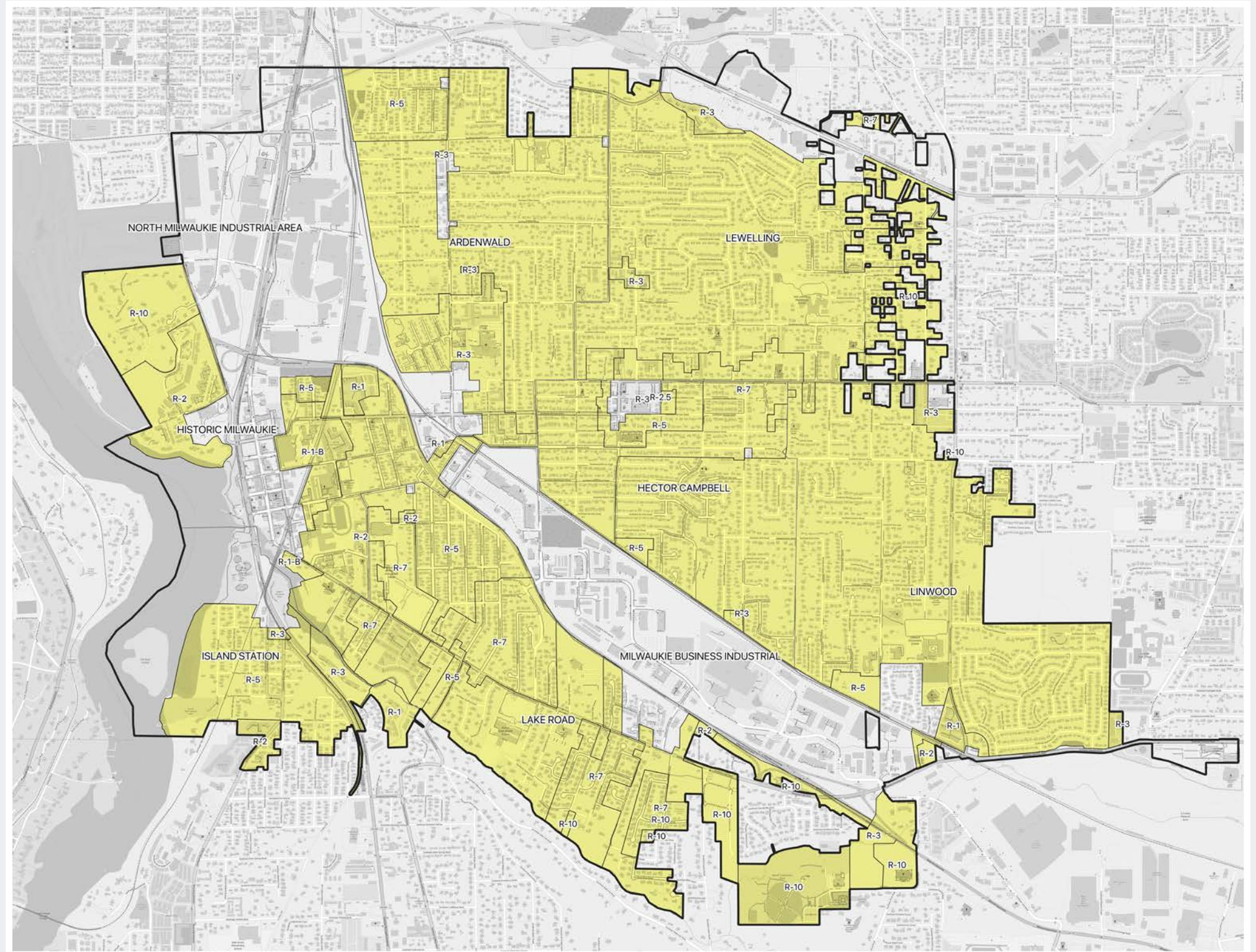


CONCEPT

HB2001 says

- » Middle housing types are permitted in any zone that also permits single detached homes
- » **Duplexes permitted on all lots** that also permit single detached homes
- » **Other middle housing types are permitted based on minimum lot size rather than zone** (triplexes on 5,000 sf lots or greater, quadplexes on 7,000 sf lots or greater)

New Middle Housing Opportunity Areas

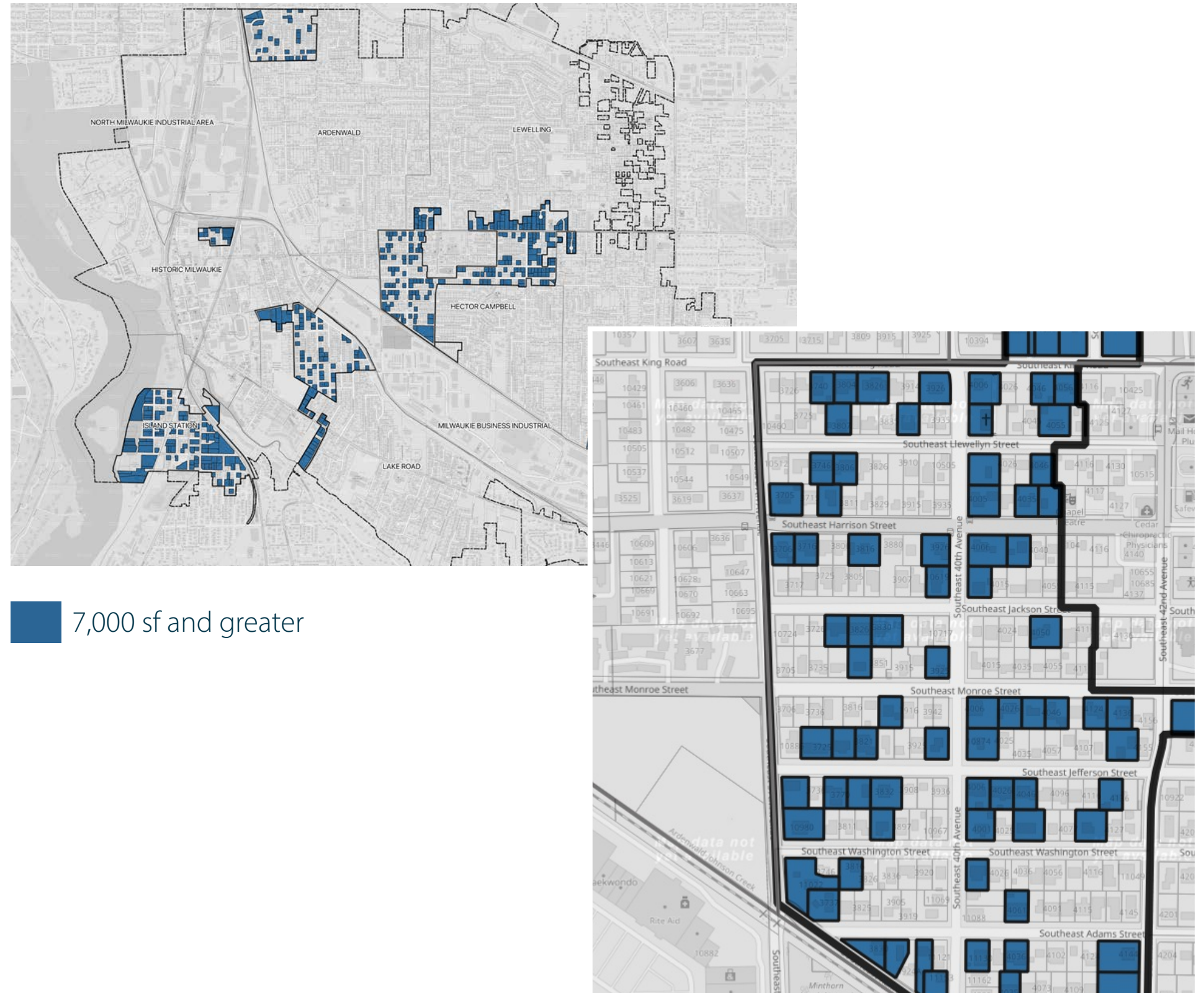


CONCEPT

Lot sizes and current zoning

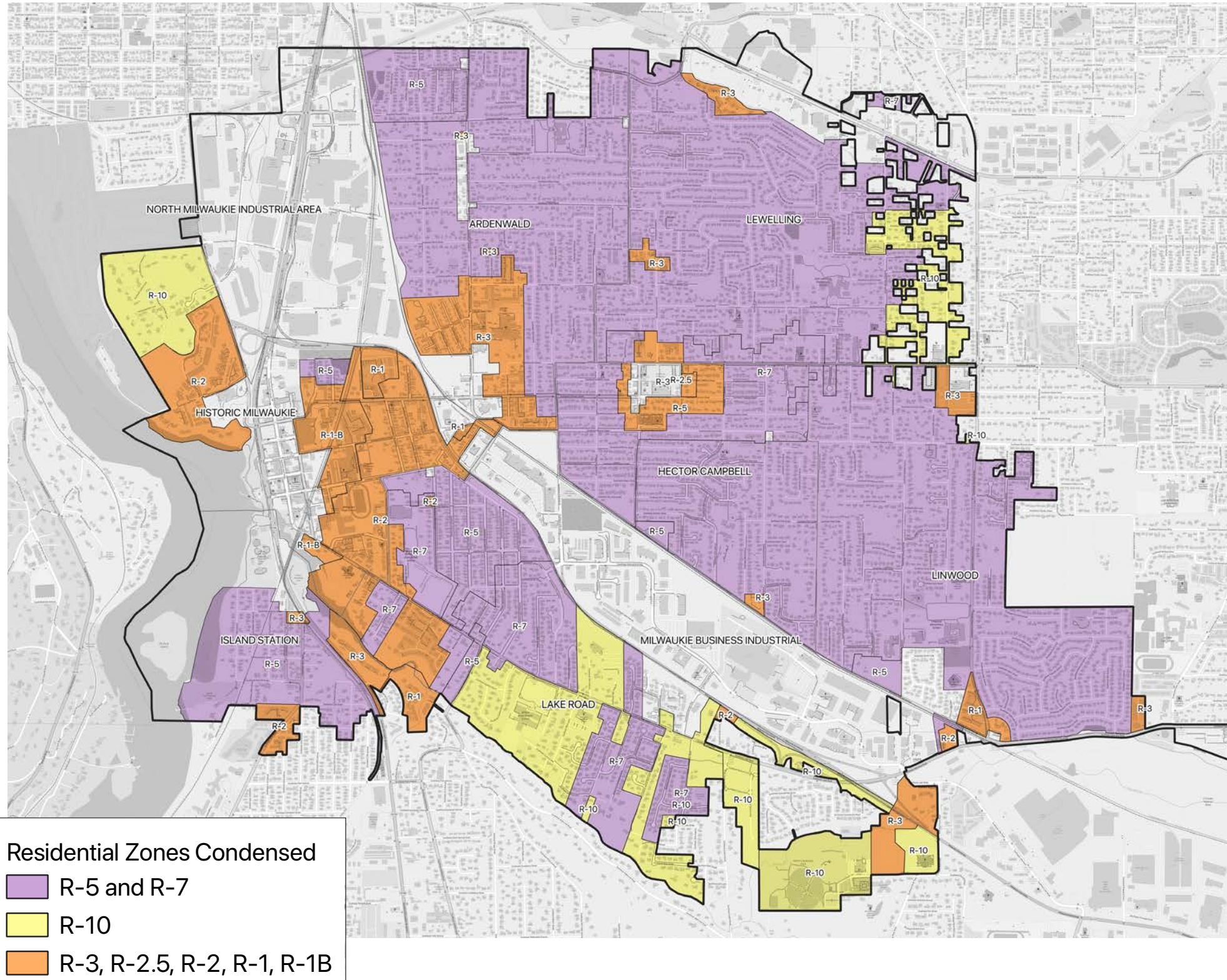
- » Lot within zones have range of sizes, not all the minimum lot sizes
- » For example, R-5 zone requires 5,000 minimum square foot lot, however, many lots in R-5 are larger than 5,000 sf.
- » HB2001 isn't using zoning to regulate house types but lot sizes
- » Opportunity to think big about zoning in Milwaukie

Lot Sizes in R-5 Zone



CODE CONCEPT CHOICE

Approach to residential zoning



Option 1

Amend the code to permit housing types on eligible lots and maintain the current eight zones (minimum compliance option)

Option 2

Condense the number of residential zones from 8 to 3:

- » Combine R-5 and R-7
- » Combine R-3, R-2.5, R-2, R-1
- » Leave large lot (R-10) alone

Option 3

Condense the number of residential zones from 8 to 1

- » Housing types are allowed to occupy lots that meet the minimum lot size requirement, wherever they occur

CODE CONCEPT: CHOICE

**CONCEPT
SIMPLIFY
RESIDENTIAL
ZONES**

Residential Zones Choices

1. Amend the code to permit housing types on eligible lots and maintain the current eight zones (minimum compliance option)
2. Condense the number of residential zones from 8 to 3
3. Condense the number of residential zones from 8 to 1

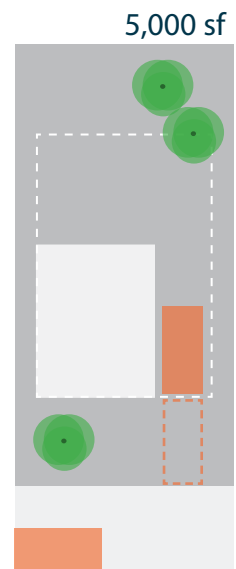
CODE CONCEPT

Pattern Guide for Site Design

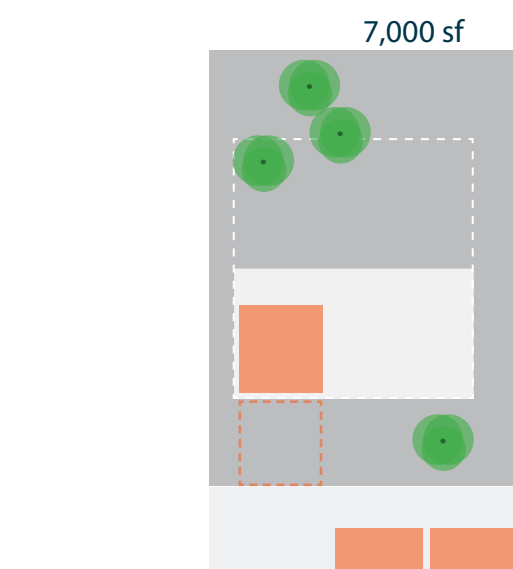
PATTERN GUIDE FOR SITE DESIGN

Responding to different site conditions in the City

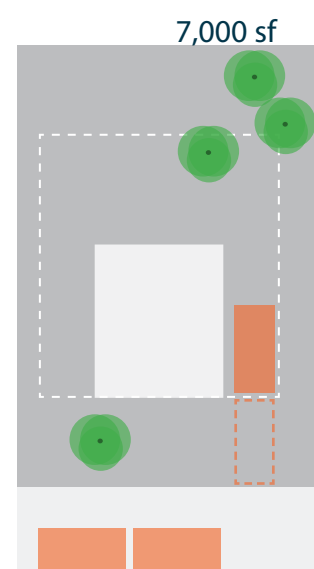
- » Not all residential areas in Milwaukie are alike
- » Different sites may require different approaches to form, parking, and trees
- » Trade-off studies illustrate a possible menu of standards



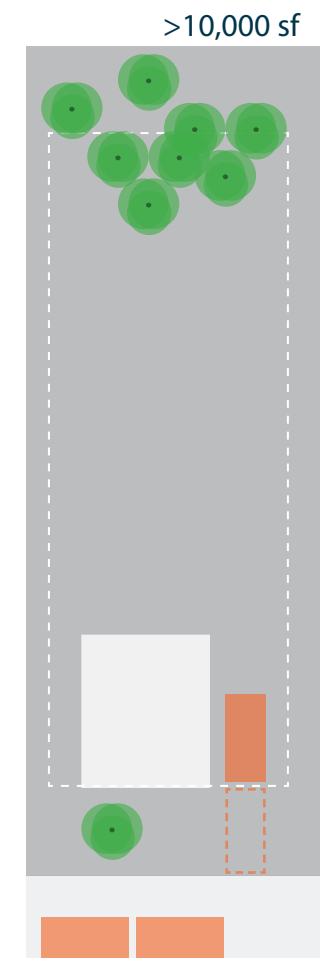
Pre-War



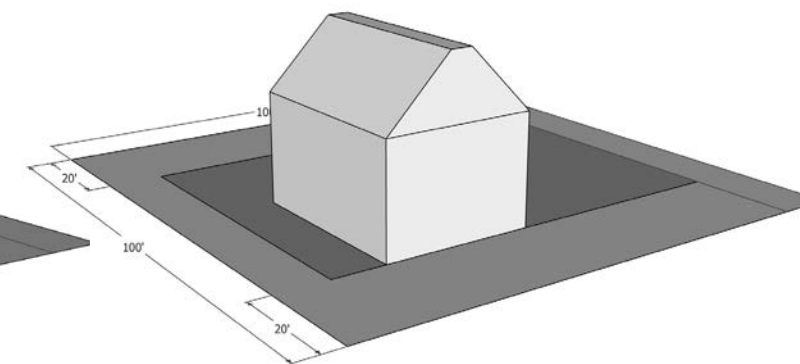
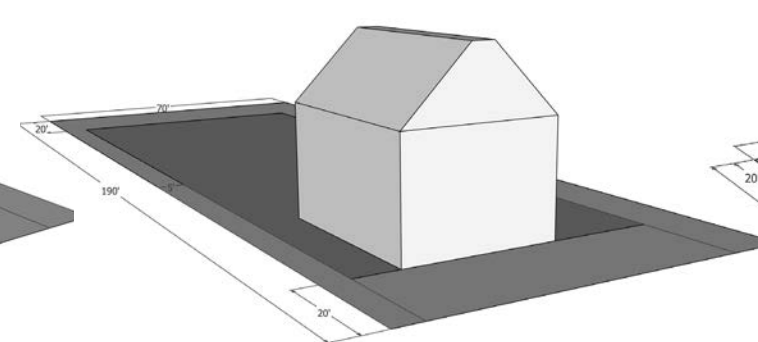
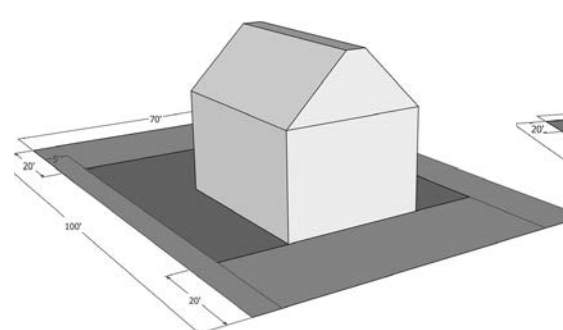
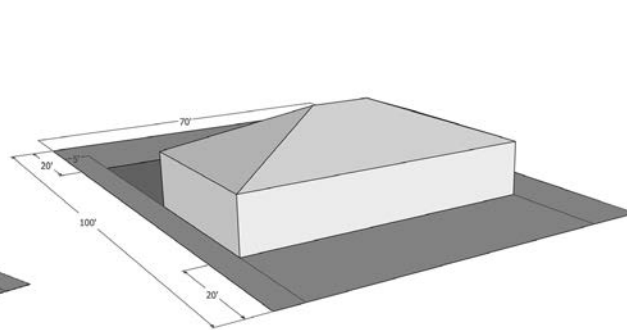
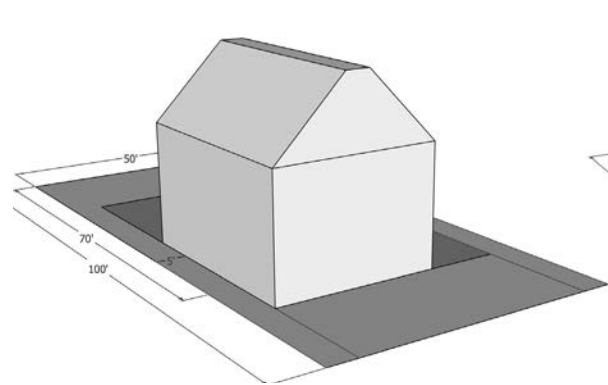
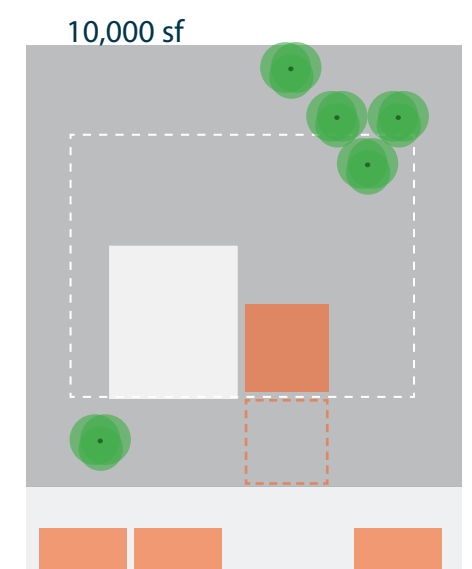
Mid-Century



Pre-War Large



Large Lot



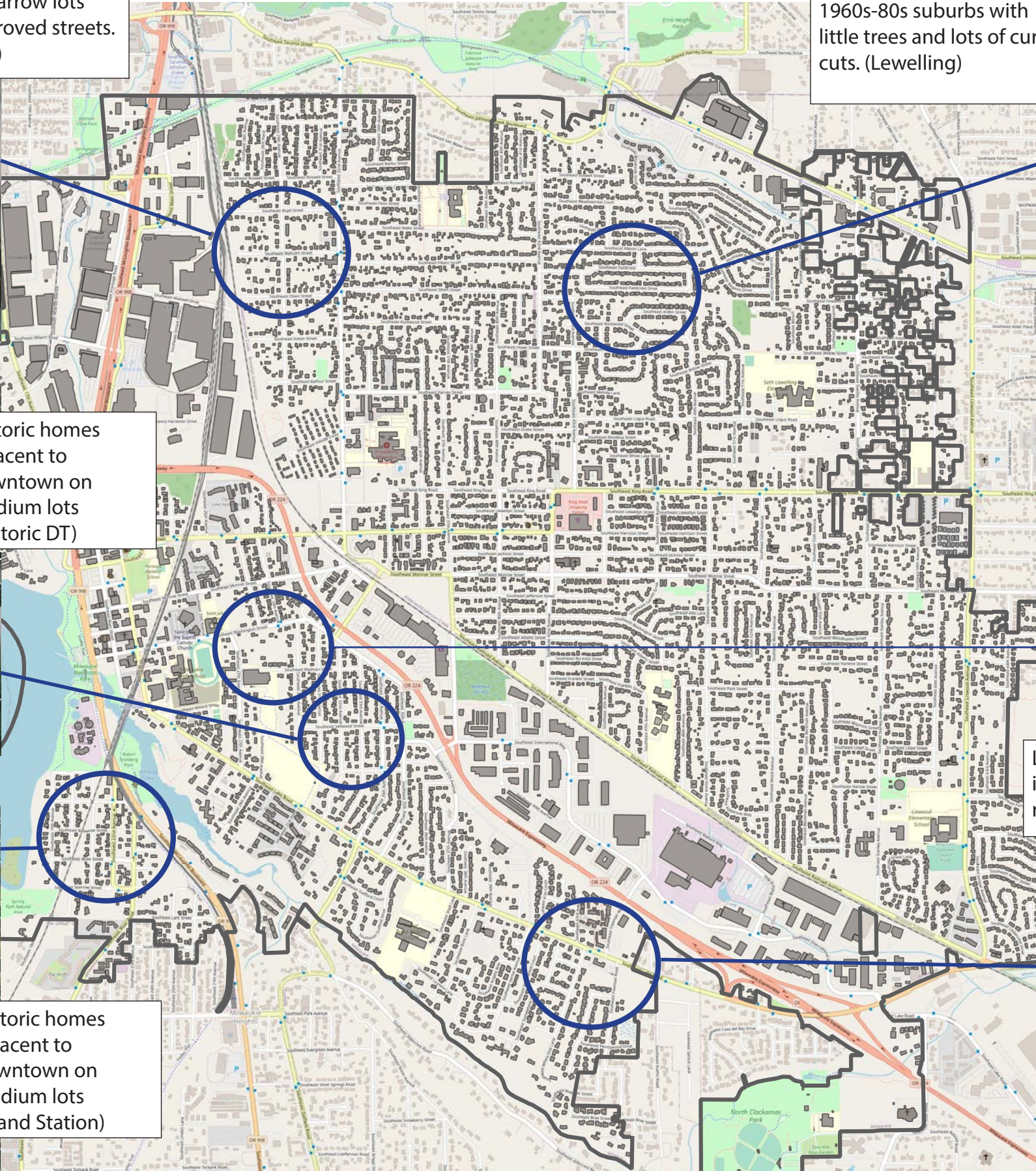
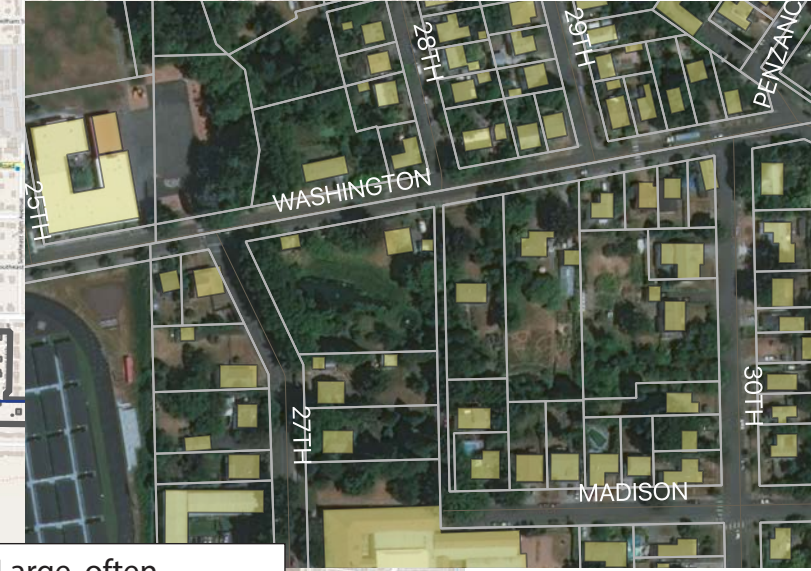
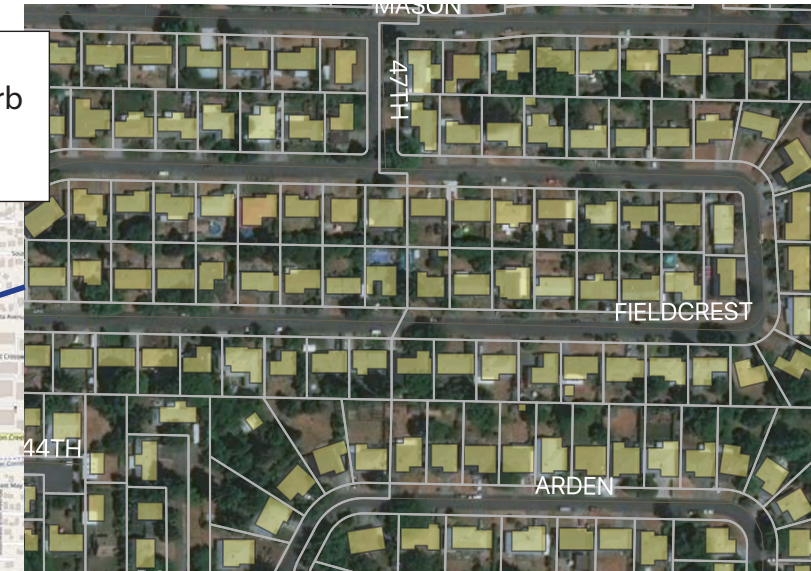
Deep and narrow lots with unimproved streets. (Ardenwald)

1960s-80s suburbs with little trees and lots of curb cuts. (Lewelling)

Historic homes adjacent to downtown on medium lots (Historic DT)

Large, often irregular, lots with rural character.

Historic homes adjacent to downtown on medium lots (Island Station)



INTERACTIVE EXERCISE

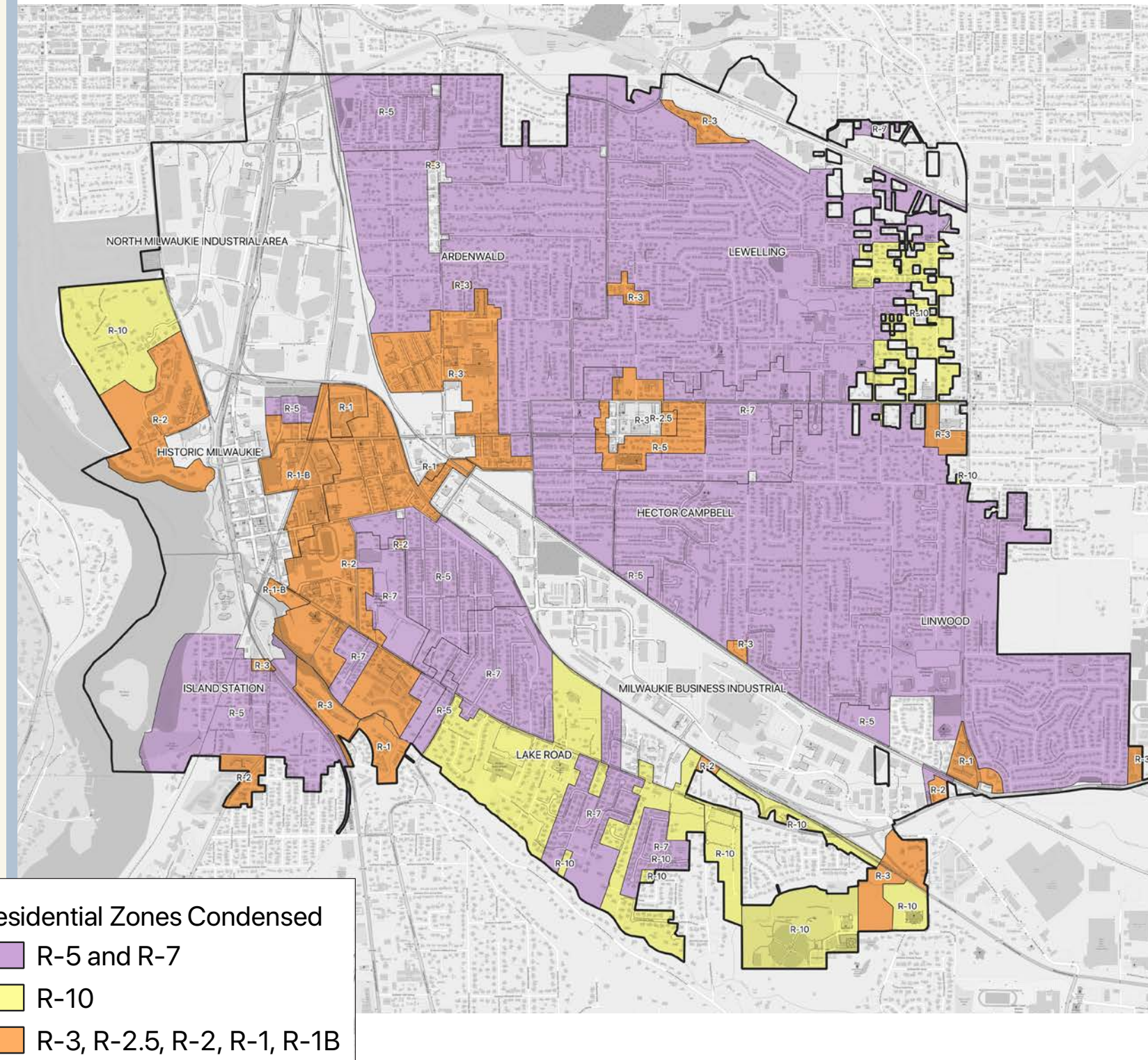
AGENDA

105 minutes 6:45– 8:30 pm	CPIC input on Code Concepts - Interactive Exercise	Marcy McInnelly
75 minutes 6:45 – 8:00	· Break out groups	CPIC members
30 minutes 8:00 – 8:30	· Report out from break out groups	CPIC members

INTERACTIVE EXERCISE

Thinking about the different zones, development patterns and housing types in Milwaukie, what do you think about the way the City regulates residential development today? Specifically, housing type permitted by zone designation rather than lot size.

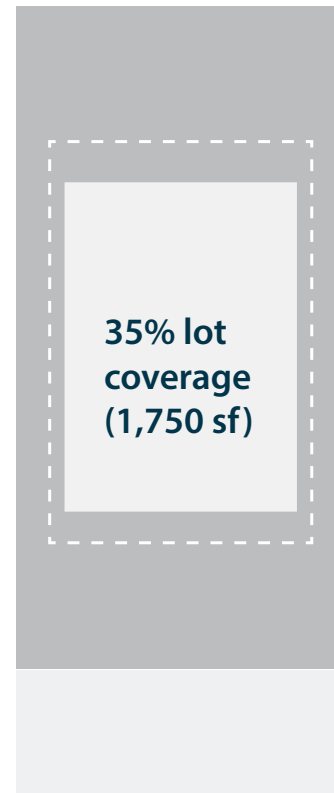
- » Do you know what your lot is zoned?
- » Can you tell in your neighborhood how/where the zoning changes?
- » Can you tell where lot sizes are different?
- » Do you think the development regulations including housing types, design requirements, parking standards, landscaping requirements, etc – are working to create a livable place?



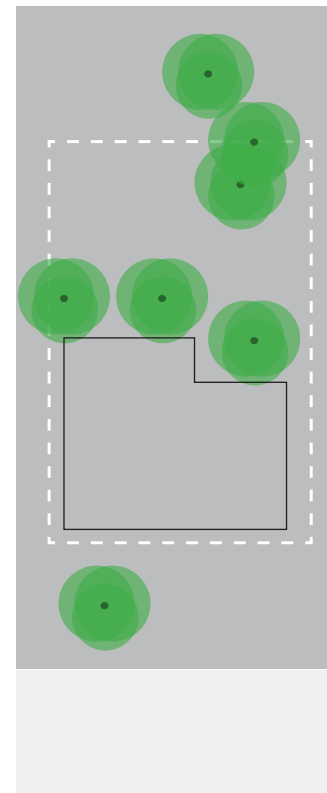
TRADE-OFFS

Introduction to trade-offs showing a hypothetical 5,000 square foot lot

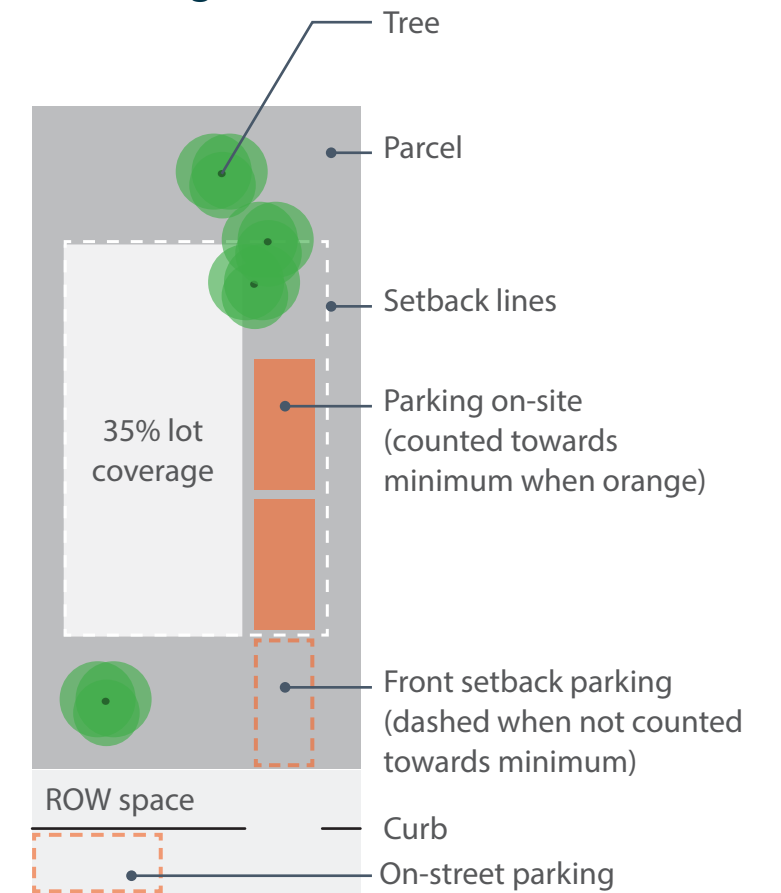
A typical 5,000 square foot lot



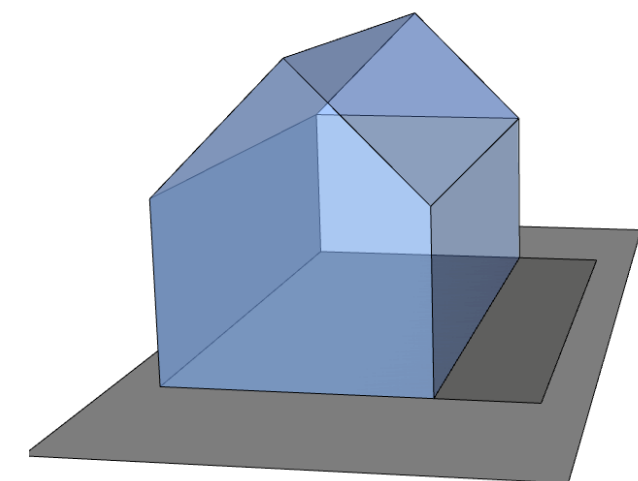
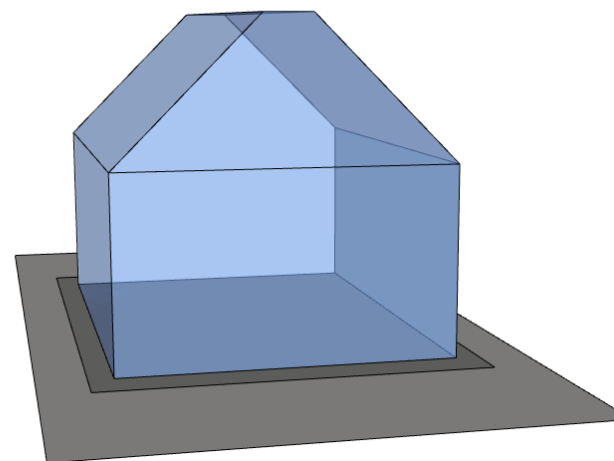
Hypothetical existing site



How parking affects lot coverage



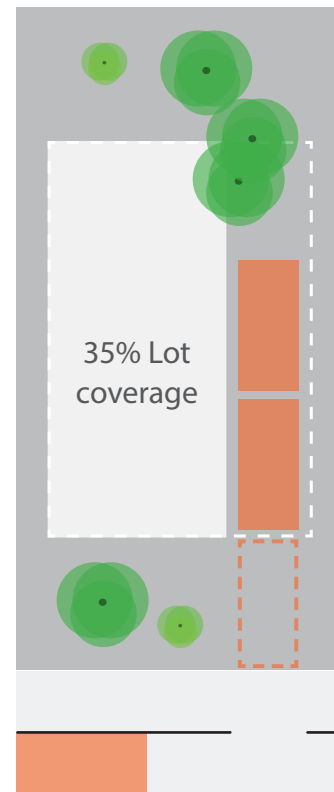
"Jello mold" (buildable volume)



TRADE-OFFS

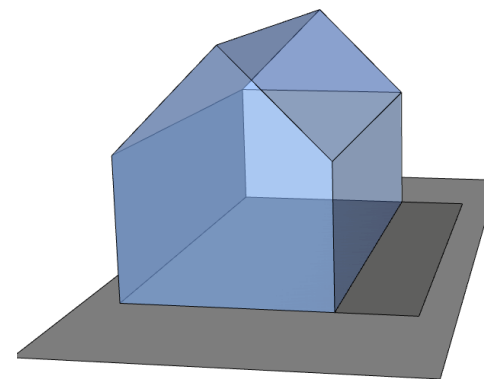
Parking trade-offs

Scenario 1

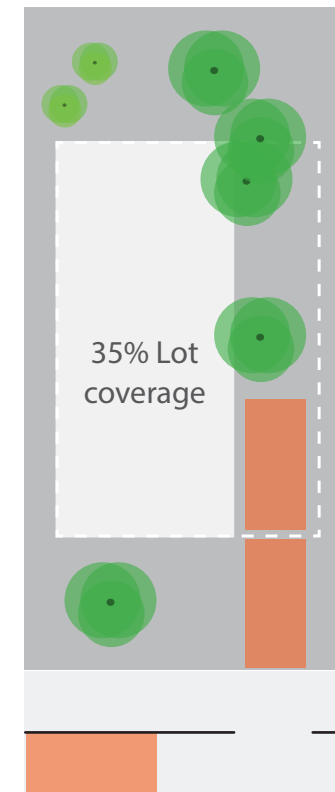


» Triplex on 5,000 sf lot

On-street parking counts towards 1 space per unit



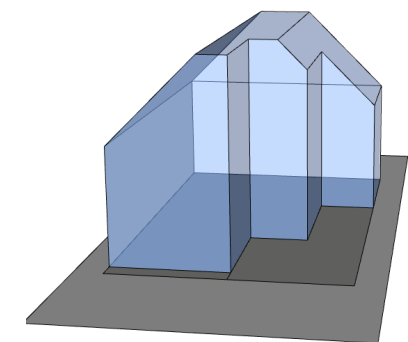
Scenario 2



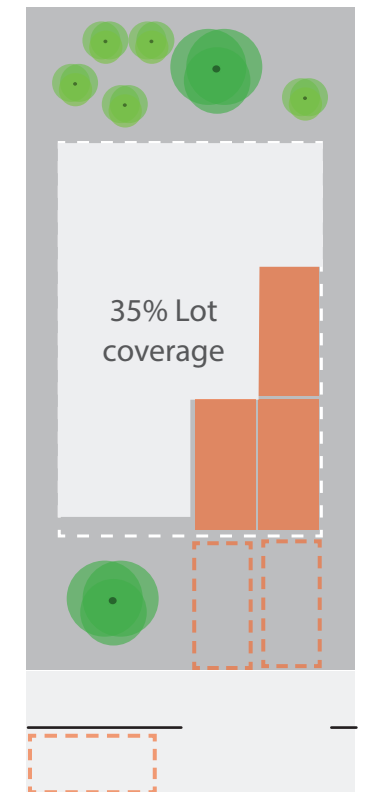
» Triplex on 5,000 sf lot

» Front setback counts towards 1 space per unit

Less paving allows for more trees



Scenario 3



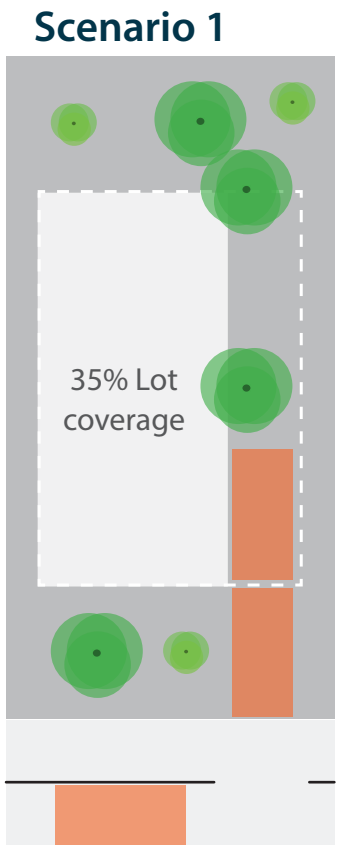
» Triplex on 5,000 sf lot

» All parking provided on site

All parking provided on site means few trees remain

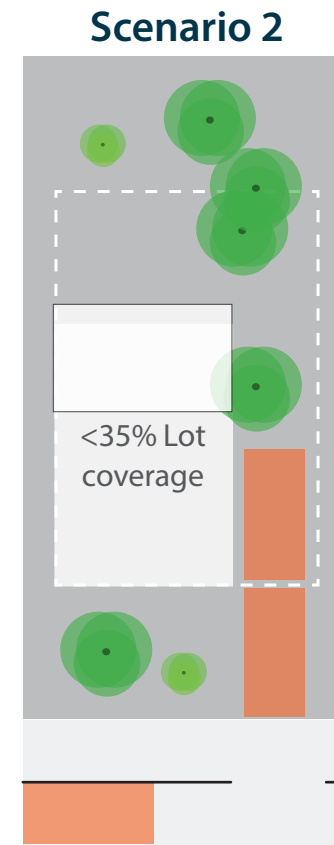
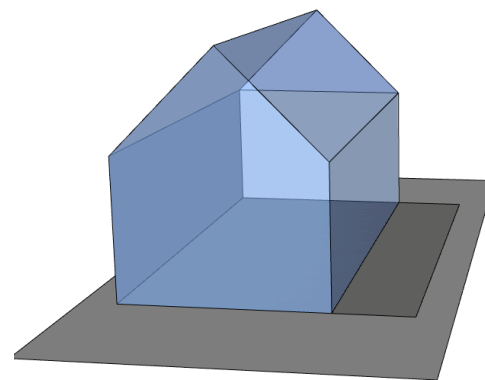
TRADE-OFFS

Building form trade-offs



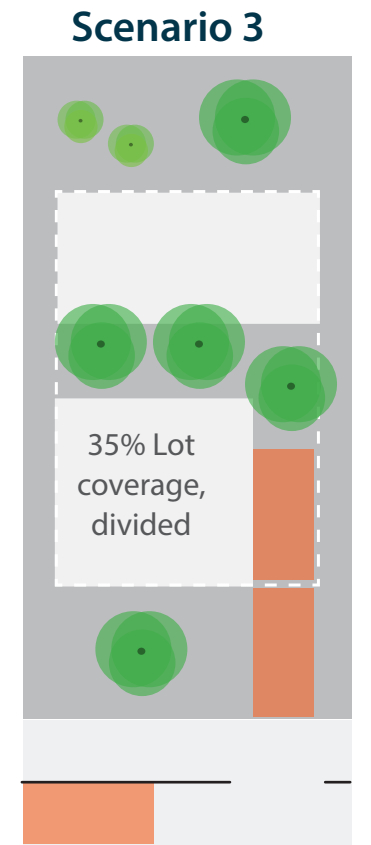
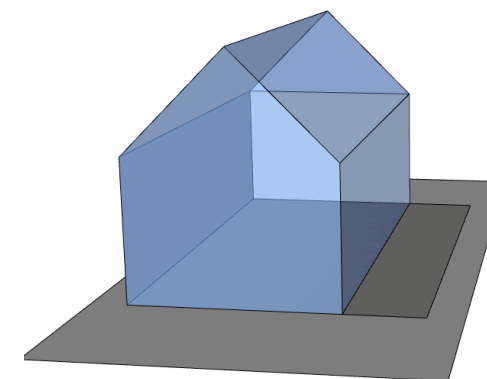
- » Triplex, attached
- » Front setback and on-street parking count

Trees in the middle of the site are removed



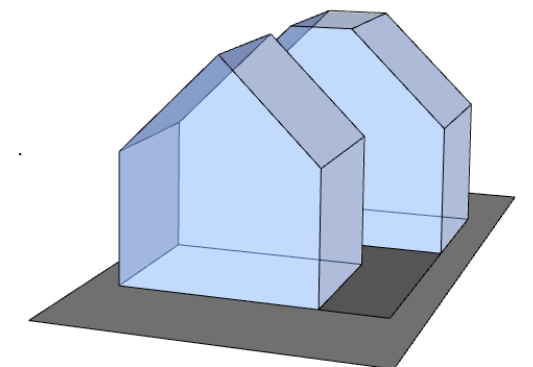
- » Triplex, attached
- » Front setback and on-street parking count
- » Most compact Building footprint

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



- » Triplex, detached
- » Front setback and on-street parking count
- » Detached triplex allows multiple footprints

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



FREQUENTLY ASKED QUESTIONS

» Follow up discussion / questions from the FAQ?

Attachment B

Comprehensive Plan Implementation Project

CPIC – FAQs

1. Would "upzoning" every parcel of single-family residential increase property values?

A search of articles and analysis reveals that upzoning of exclusively single-family residential land is a relatively new phenomenon and land markets and regulations differ from city to city, so there are few studies that analyze the effects on property values. The basic premise is that by increasing the number of dwellings that can be built on each private parcel, upzoning lowers the cost of land per unit, which can increase housing choices. However, it can also make the property more valuable if a private property owner can do more with it. The price of land, the cost to build or renovate a home, and what the market is willing to pay for a home all combine to drive a property owner's math.

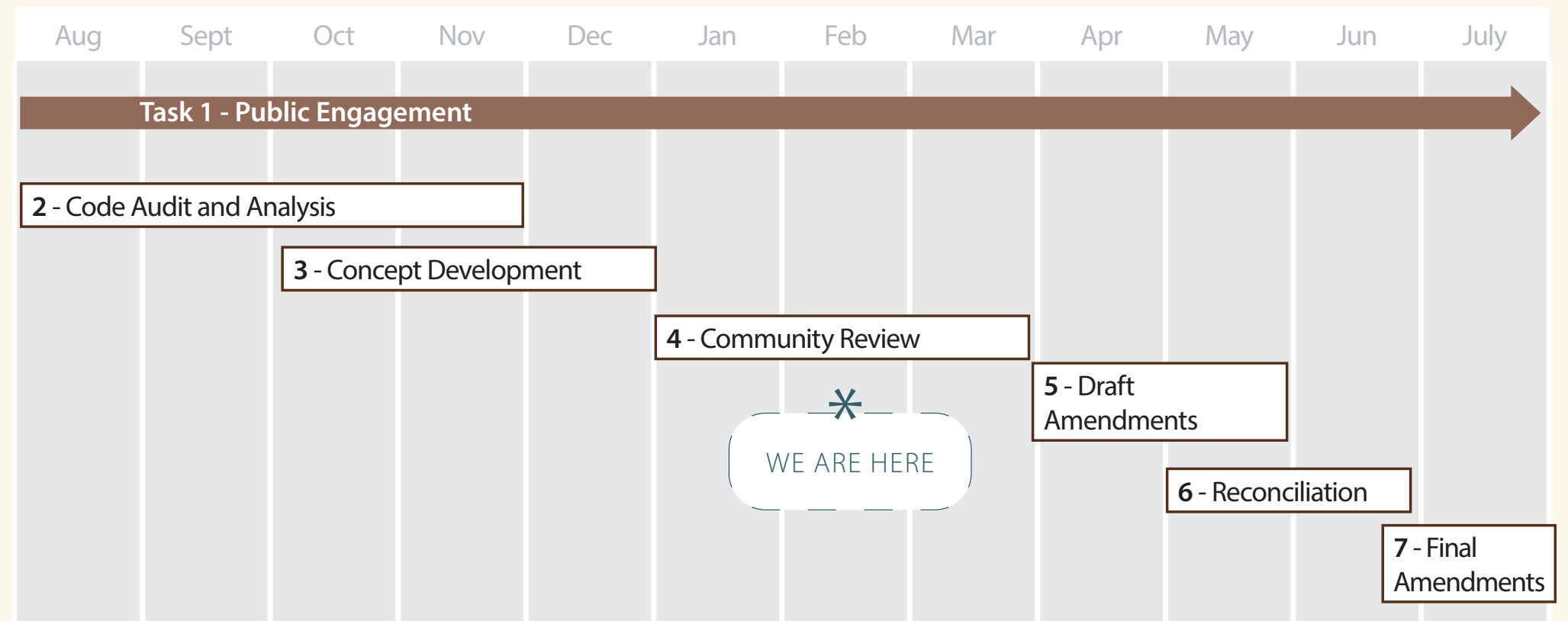
2. What tools do we have to keep development affordable?

The City has several tools either in progress or in place to incentivize the development of more housing units, including more affordable (income restricted) units. Those include:

- *Vertical Housing Development Zone: This is a 10-year partial tax exemption on the value of new construction or rehabilitation for 20 percent per eligible floors up to 80 percent, available to qualifying developments within the city's approved vertical housing zone: <https://www.milwaukieoregon.gov/verticalhousing>. This zone near the downtown core incentivizes higher density, mixed-use and transit-oriented development in our core to help increase supply of affordable housing and expansion of retail and business opportunities.*
- *Upcoming in 2021: Affordable Housing Construction Excise Tax grant program to support the development of income-restricted residential housing units. Staff are in the process of developing the program guidelines, application, legal agreements, and compliance processes to kick this program off in 2021, ideally when the new housing code from this project is adopted. A community-based oversight group was convened to set criteria for this program. The preferred criteria include preference for middle housing types, housing located near transit, and financial need. Income levels served are between 0-120% of Area Median Income. More information can be found here: <https://www.milwaukieoregon.gov/communitydevelopment/milwaukie-construction-excise-tax-cet>.*

NEXT STEPS

- » Public Engagement #2
- » Meetings in a Box scheduled/ developed
- » Internal discussions of code concepts
- » Refined map and code concepts
- » Next CPIC Meeting: March 18
- » Draft amendments in April





Thank you