

Welcome



MILWAUKIE COMPREHENSIVE PLAN IMPLEMENTATION COMMITTEE (CPIC)

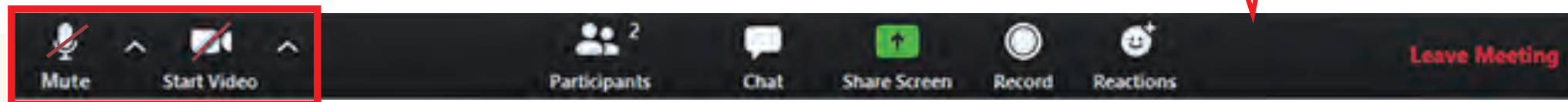
Meeting #9

June 17, 2021, 6:00 – 9:00 PM

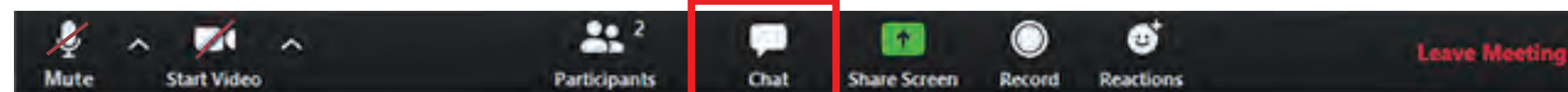
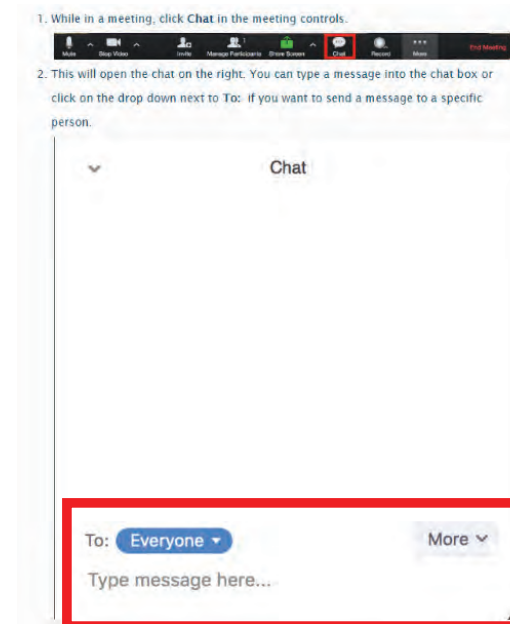
Zoom Meeting Procedures

- » 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 Koliass, AICP, Senior Planner
- » Mary Heberling, AICP, Assistant Planner
- » 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.)

Objectives for this meeting

- » Review key draft amendments
- » Discuss development capacity standards and floor area ratio (FAR)
- » Review and discuss code adoption process and next steps
- » Open discussion

Committee Charge

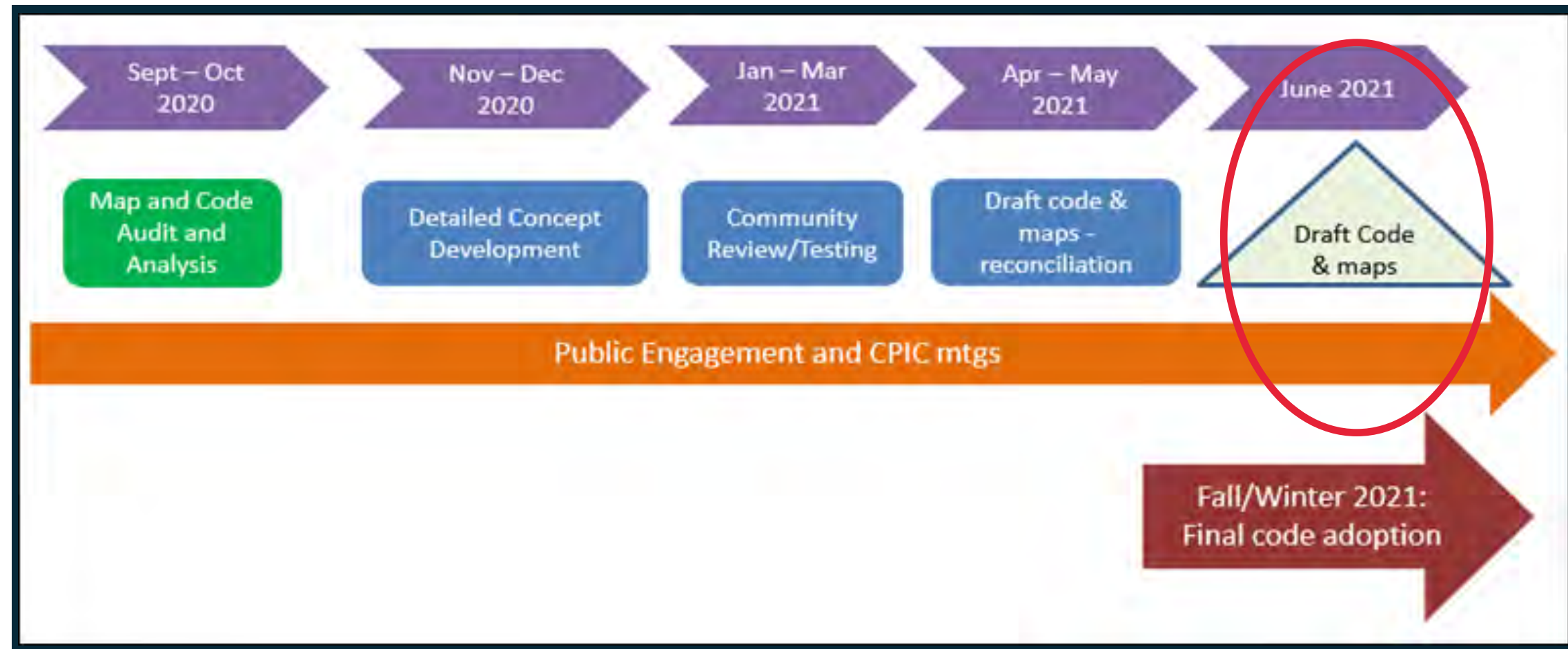
- » **Support the City** by helping to involve a variety of different stakeholders in the decision-making process, offering feedback on a code audit and draft code concepts and ensuring that the diverse interests of the Milwaukie community are reflected in the code and map amendments.
- » **Be the primary 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 #8 - Agenda		
Time	Topic	Who
5:45 – 6:00 pm	Login to Webinar and Conference Line	CPIC members
15 minutes 6:00 – 6:15 pm	Welcome <ul style="list-style-type: none"> • Overview of Process – where we are, where we are going 	Vera Kolas
45 minutes 6:15 – 6:55pm	Proposed code amendments <ul style="list-style-type: none"> • Relationship to comp plan 	Marcy McInelly
45 minutes 6:55 – 7:40 pm	FAR and Development Capacity	Marcy McInelly
20 minutes 7:40 – 8:00 pm	Next Steps <ul style="list-style-type: none"> • Draft adoption process • CPIC role 	Vera Kolas
30 minutes 8:00 – 8:30pm	Open discussion	CPIC
15 minutes 8:30 – 8:45 pm	Public comment period	Public
5 minutes 8:45 – 8:50 pm	Wrap up	Vera Kolas
9:00 pm	Adjourn	Vera Kolas

- » Refined amendments complete July 2021
- » Open House #3 - tentative June 25
- » Adoption targeted for Fall/Winter 2021
- » On-going Planning Commission and City Council work sessions

Overall project schedule



DRAFT CODE AMENDMENTS

OVERVIEW OF AMENDMENTS

CITY OF MILWAUKIE COMPREHENSIVE PLAN



ADOPTED AUGUST 18, 2020
ORD. 2196

110

Introduction
Land Use
Categories

7 HOUSING GOALS & POLICIES

OVERARCHING SECTION GOAL

Provide safe, affordable, stable housing for Milwaukie residents of every socioeconomic status and physical ability within dwellings and neighborhoods that are entirely equitable, delightfully livable, and completely sustainable.

GOAL 7.1 - EQUITY

Enable and encourage housing options that meet the needs of all residents, with a specific focus on uplifting historically disenfranchised communities and eliminating disparities for populations with special needs or lower incomes.

POLICY 7.1.1 Provide the opportunity for a wider range of rental and ownership housing choices in Milwaukie, including additional middle housing types in low and medium density zones.

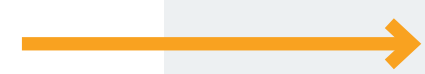
POLICY 7.1.2 Establish development standards that regulate size, shape, and form and are not exclusively focused on regulating density.

POLICY 7.1.3 Promote zoning and code requirements that remove or prevent potential barriers to home ownership and rental opportunities for people of all ages and abilities, including historically marginalized or vulnerable populations such as people of color, aging populations, and people with low incomes.

POLICY 7.1.4 Leverage resources and programs that aim to keep housing (including existing housing) affordable and available to residents in all residential neighborhoods of Milwaukie.

POLICY 7.1.5 Encourage development of new homes and modification of existing homes to accommodate people of all ages and abilities through use of universal design.

Universal Access and Design: Planning for Everyone
Universal access and design is the concept that buildings should be designed to meet the needs of people of all ages and abilities. Concepts include single story development, wider doorways and hallways, and the use of ramps and elevators.



THREE POLICY MANDATES

Date: 08 June 2021
Subject: Milwaukie Comprehensive Plan Implementation – Summary of amendments
To: City of Milwaukie Project Management Team
From: Marcy McInelly AIA, Urbsworks, Inc.

SUMMARY OF PROPOSED AMENDMENTS

Table 1: Proposed Amendments– Summary Table

Proposed Amendments	HB2001
Comprehensive Plan, related to housing types	
This set of amendments updates the Comprehensive Plan land use map and designations to permit a broader range of housing types for a broader range of incomes. These updates reflect changes to Title 19 below. <i>Addresses Comprehensive Plan and House Bill 2001.</i>	
Amend Land Use Map to consolidate residential land use designations in to two new zones (Moderate Density and High Density)	X
Amend Land Use Designations to reflect changes to permitted housing types and density ranges in Title 19	X
Title 16 related to tree code	
This set of amendments cleans up Title 16 language and updates desired tree types to meet policy goals of improving ecological function and creating multi-level, uneven-aged canopy. <i>Addresses Comprehensive Plan and Urban Forestry Management Plan.</i>	
Update Title 16 Environment with greater differentiation of tree types (conifers, wide-canopied broadleaf, narrow-canopy broadleaf)	
Update Chapter 16.32 with new tree code regulating trees on private property, zoned residential	
Title 19, related to housing types	
These amendments simplify existing residential zones, permit a broader range of middle housing types, and remove certain development standards and approval standards for middle housing types so they are subject to the same level of review currently used for single dwellings. These updates meet policy goals of increasing housing that is affordable at a range of income levels citywide and clean up existing code language. <i>Addresses Comprehensive Plan, Housing Affordability Strategy, and House Bill 2001.</i>	
Amend zone classifications and zoning map to consolidate existing residential zones in to two new zones (R-1, R-2)	X
Amend definitions of housing types to permit new forms of middle housing and represent number of units on lots based on lot size	X
Amend base residential zones, permitted uses, and development standards to permit middle housing	X

OVERVIEW OF AMENDMENTS

Comprehensive Plan Policies

» Amendments implement aspects of Comprehensive Plan Goals and Policies including:

- » (3) Natural Resources
- » (4) Willamette Greenway
- » (6) Climate Change/Energy
- » (7) Housing
- » (8) Urban Design/Land Use

» Amendments also implement aspects of:

- » Urban Forestry Management Plan
- » Housing Affordability Strategy
- » Climate Action Plan

Table 2: Comprehensive Plan Policies Implemented

Proposed Amendment	Comprehensive Plan Policies				
	3: Natural Resources	4: Willamette Greenway	6: Climate Change/Energy	7: Housing	8: Urban Design/Land Use
<i>Title 16</i>					
Amend 16.32 to remove reference to CTLA, differentiate tree types to reflect Urban Forestry Management Plan	Implements Flora and Fauna Habitat, Healthy Urban Forest (3.3.1, 3.4.2, 3.4.5)				
<i>Title 19</i>					
Amend 19.201 definitions (parking-related definitions to include garage space, native vegetation/plant definition consistent with new tree code)					
Amend 19.202 to change how minimum density is calculated					
Amend 19.401 Vegetation Buffer Requirements to better conform with updated tree code		Implements Willamette Greenway Boundary and Greenway Design Plan (4.1.1, 4.2.3)			
Amend 19.402 to update Native Plan List to include other vegetation types	Implements Flora and Fauna Habitat, Healthy Urban Forest (3.3.1, 3.3.6, 3.4.2, 3.4.5)		Implements Adaption and Mitigation (6.3.5)		
Amend 19.506.4 to remove minimum structure size for manufactured homes				Implements Equity and Affordability (7.1.1, 7.1.3, 7.2.2, 7.2.6)	
Amend Table 19.605.1 to reduce parking minimums for newly defined middle housing types to one space per dwelling unit			Implements Built Environment (6.1.5, 6.1.6)	Implements Equity and Affordability (7.1.1, 7.1.3, 7.2.2, 7.2.3)	
Amend 19.605.3.B.5 to increase % reduction in vehicle parking in exchange for bicycle parking in addition to requirement			Implements Built Environment (6.1.5, 6.1.6)		Implements Design and Livability (8.1.3, 8.1.8, 8.2.1)
Amend 19.607 to remove requirement that precludes vehicle parking space being located a) inside of front setback or within 15 feet of front lot line b) inside street side yard			Implements Built Environment (6.1.4)	Implements Equity and Affordability (7.1.1, 7.1.3, 7.2.2, 7.2.3)	Implements Livability (8.2.2)
Amend 19.90 to subject ADUs and duplexes to Type I review procedure				Implements Equity (7.1.1, 7.1.3)	Implements Process (8.3.1, 8.3.2)
Amend 19.910.1.D/E to ensure consistency of ADU Approval Standards and Design Standards with state regulations. Remove 19.910.2 Duplexes.				Implements Equity and Affordability (7.1.1, 7.1.3, 7.2.2, 7.2.4)	Implements Process (8.3.1, 8.3.2)

Implementing CP policies

CPIC DISCUSSIONS/ISSUES

How to implement Vision in maps and code language?

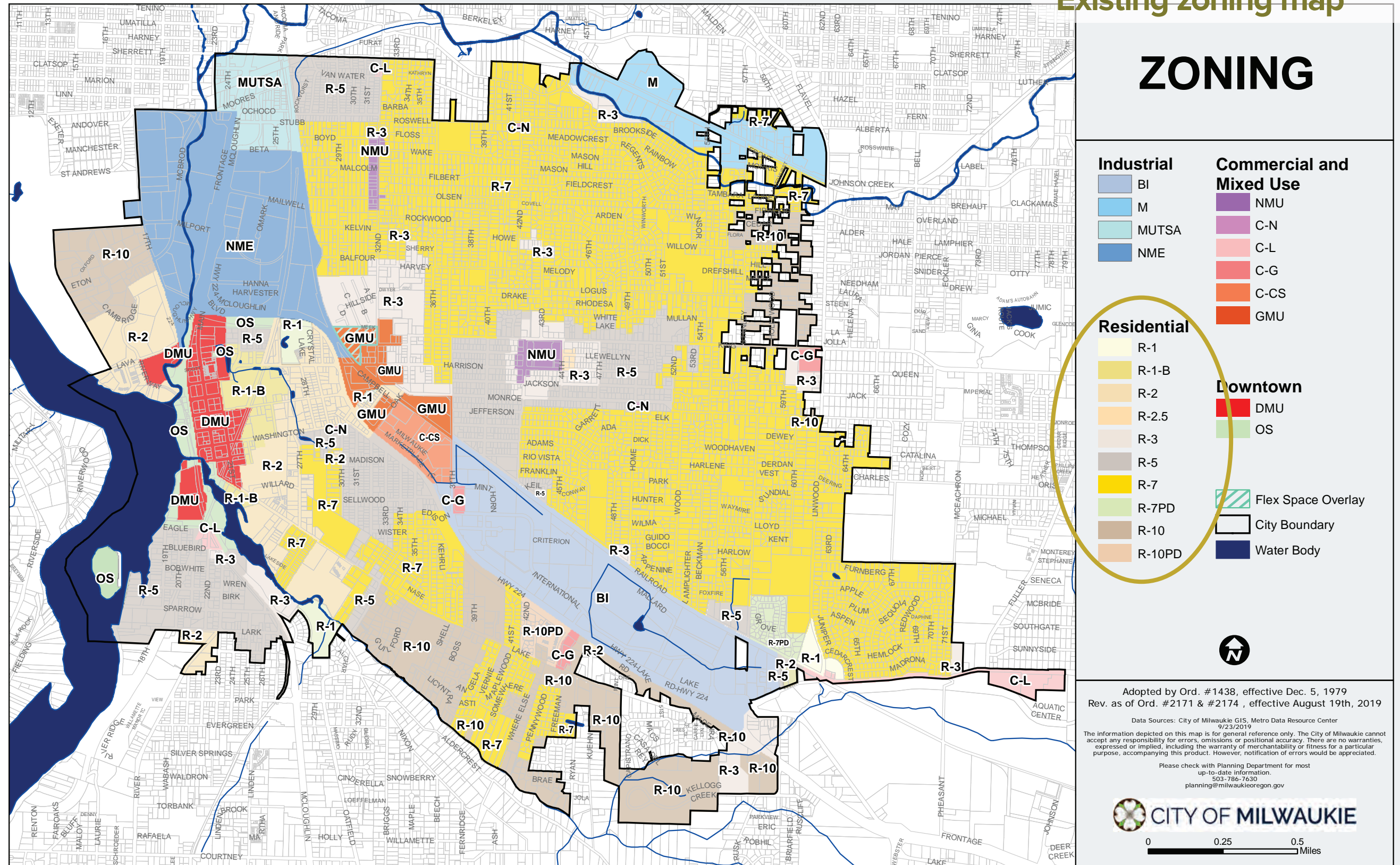


Starting point: *Rethink the single-family neighborhood, and in the process, rethink the role of parking and how to codify contribution of trees.*

- » How many residential zones should there be and where?
- » How should scale of middle housing be addressed?
- » How can flexibility be permitted to allow creative site design and preservation of mature, contributing trees?
- » How can regulatory/review barriers be reduced?
- » How can cost of providing parking on site be reduced for middle housing?
- » How can citywide tree canopy be promoted?

ZONING LAND USE MAP

Existing zoning map



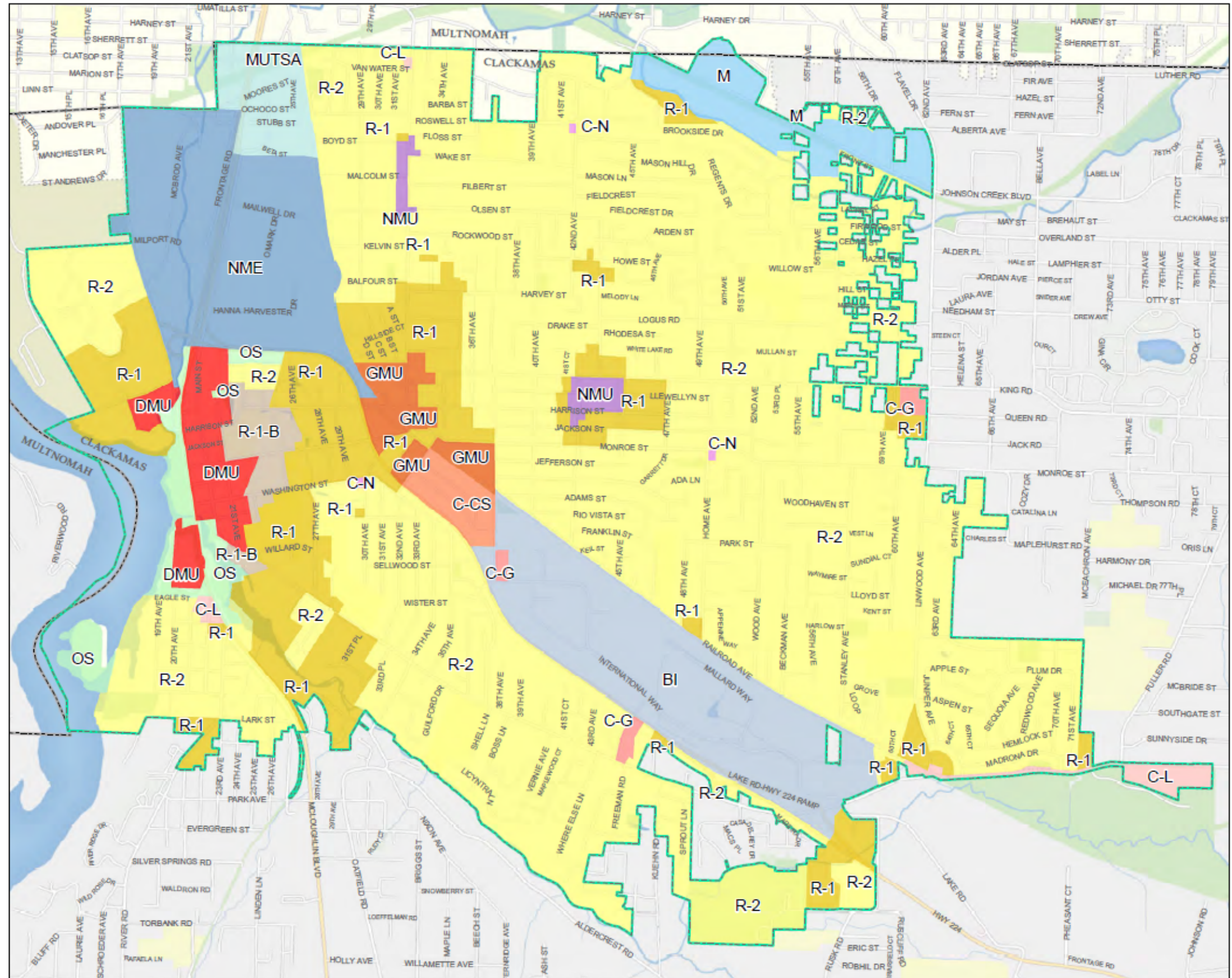
ZONING LAND USE MAP

Three consolidated residential zones



Milwaukie Comprehensive Plan Zoning Proposed Designations

- City of Milwaukie
- County Boundary
- MUTSA
- BI
- GMU
- C-CS
- DMU
- C-G
- C-L
- C-N
- NMU
- OS
- M
- NME
- R-1
- R-1-B
- R-2



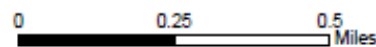
- Framework for providing equitable housing choice citywide.

Data Sources: City of Milwaukie GIS, Clackamas County GIS, Metro Data Resource Center

Date: Thursday, June 17, 2021

The information depicted on this map is for general reference only. The City of Milwaukie cannot accept any responsibility for errors, omissions or positional accuracy. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying this product. However, notification of errors would be appreciated.

GIS Coordinator
City of Milwaukie
6101 SE Johnson Creek Blvd.
Milwaukie, OR 97206
(503) 786-7687



OVERVIEW OF AMENDMENTS



Related to housing (Title 19)



Related to parking (Title 19)

- » **Consolidate to two residential zones** encouraging housing choice and equitable access
- » **Permitted defined middle housing types** (duplex, triplex, quadplex, townhouse, cottage cluster)
- » **Remove limit of one dwelling per lot**
- » Treat **manufactured homes, ADUs, and duplexes** the same as single dwellings currently are, e.g. **allowed out right**
- » Amend development and design standards to **address form of specific types of middle housing**
- » Clarify locations for on-site parking to **allow for parking in front and side setbacks**
- » **Lower the minimum number of on-site parking spaces** required for each home (1 per unit)
- » **Permit use of on-street parking supply** to meet requirements to reduce barriers to middle housing **with modification process**

QUESTION:

Are these proposed code amendments adequately following the direction from CPIC discussions?

- » Yes
- » No
- » I think there are things missing (put in chat)
- » I need to see the code amendment language first

OVERVIEW OF AMENDMENTS



Related to trees (Title 16,19)

- » Define minimum **clear and objective standards for preservation and protection of priority trees** on residential-zoned lots for land divisions and construction of new units
- » **Define priority trees** subject to preservation and mitigation measures to meet policy goals for **greater forest diversity** and **native and climate-resilient species**
- » Establish **minimum tree canopy 40% per lot** (through preservation and/or new planting) to **address citywide canopy goals**
- » Define process for application and review with development
- » **Establish City Tree Fund** with tree permit revenue and in-lieu fees to expand and maintain urban forest

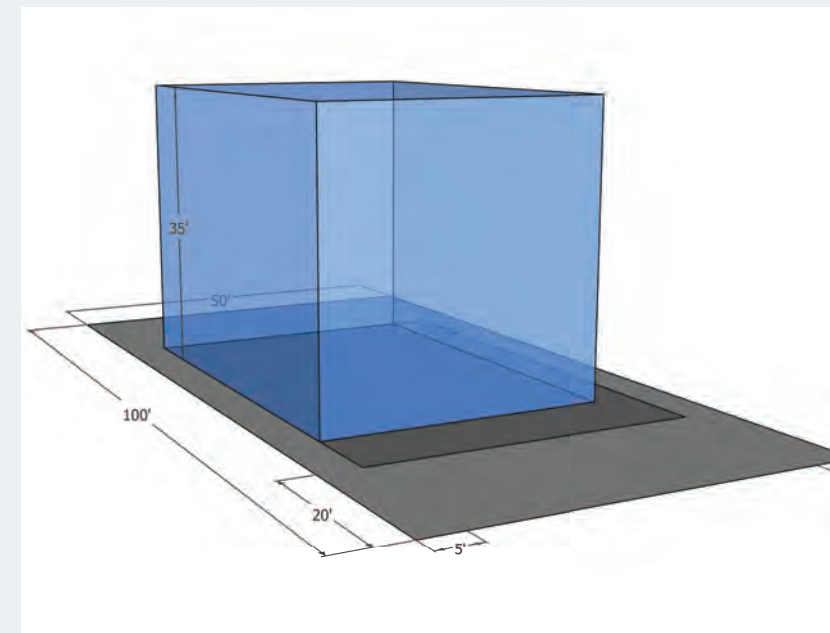
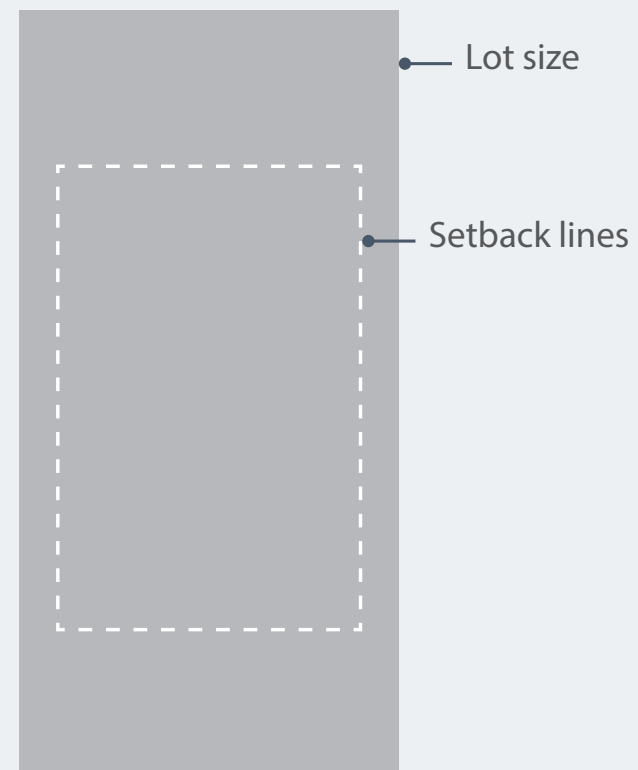
DEVELOPMENT CAPACITY

OVERVIEW

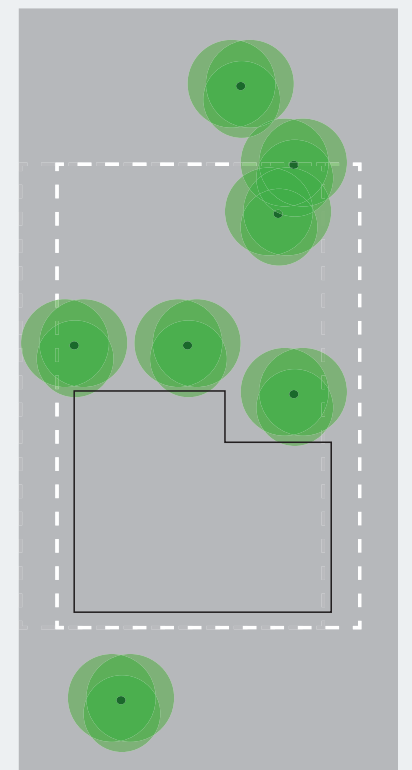
Existing zoning tools **limit size** of a house:

- » Setbacks
- » Maximum Height
- » Minimum Lot Size

A typical 5,000 square foot lot



Hypothetical existing site



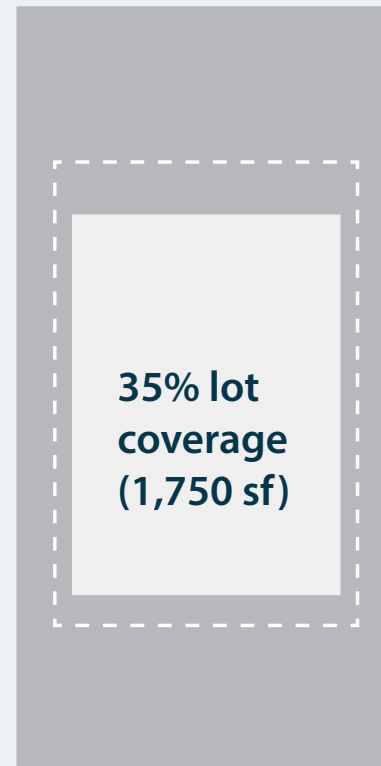
OVERVIEW

Additional tools address the **shape, scale, and bulk** of a house and its impact on neighboring lots:

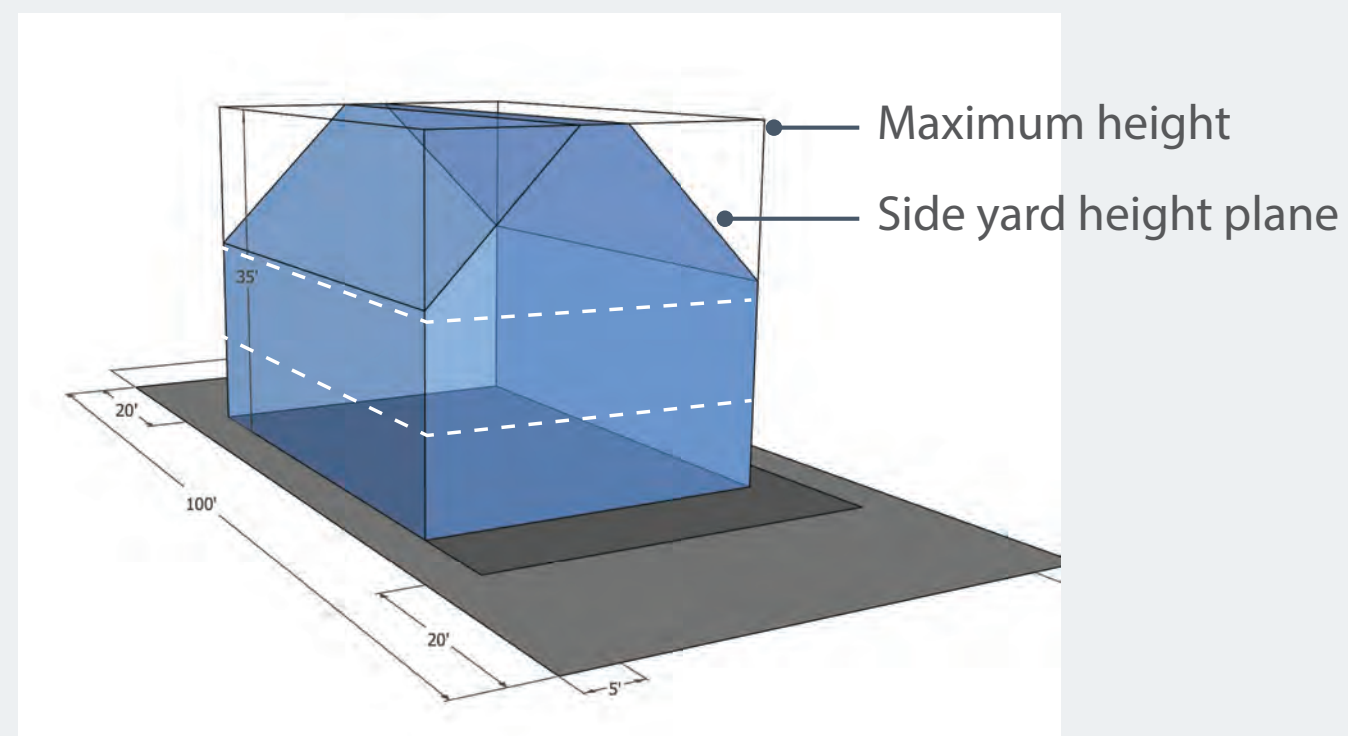
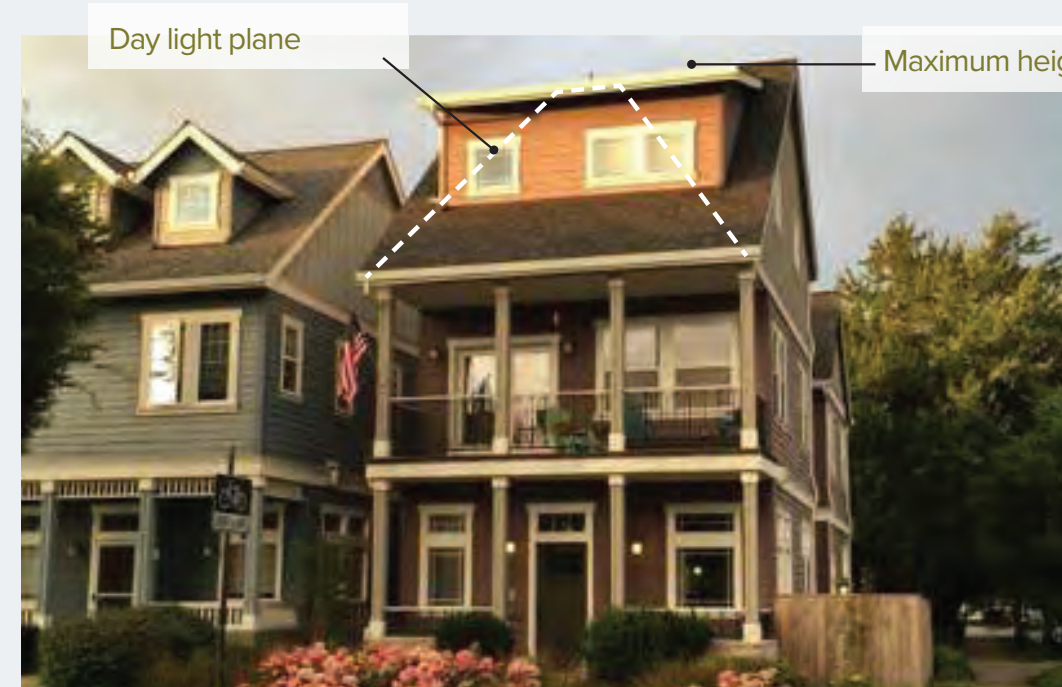
- » Lot Coverage
- » Side Yard Height Plane

Added together, these tools define and limit 3-D shape of maximum volume of a house allowed on a property, e.g. "jello mold"

A typical 5,000 square foot lot



Daylight plane limits overall shape



DEVELOPMENT CAPACITY

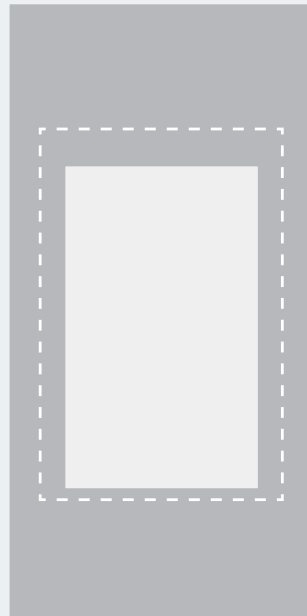
What determines how much can be built on a residential lot?

- » In Milwaukie, this can be determined by calculating the floor area that can fit into the jello mold.
- » The height in Milwaukie residential zones is **35 feet or 2 1/2 stories**
- » This is the **maximum buildable area**

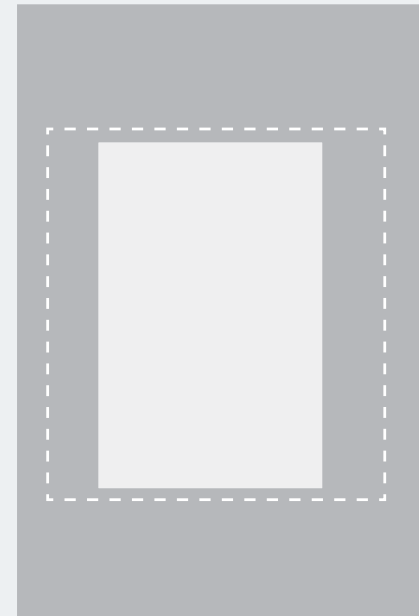
The Maximum Buildable Area for each lot is shown at the right

We are going to be asking: Is the maximum buildable area is too big?

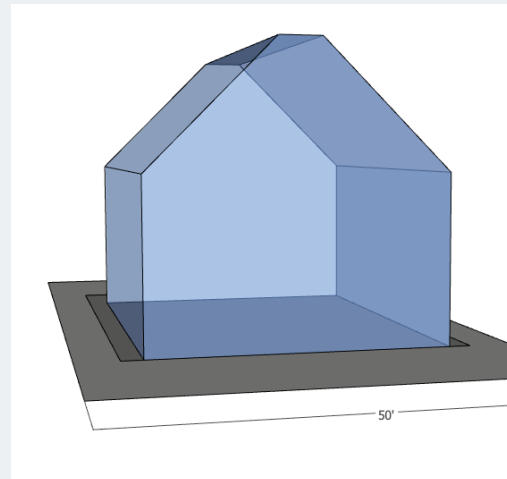
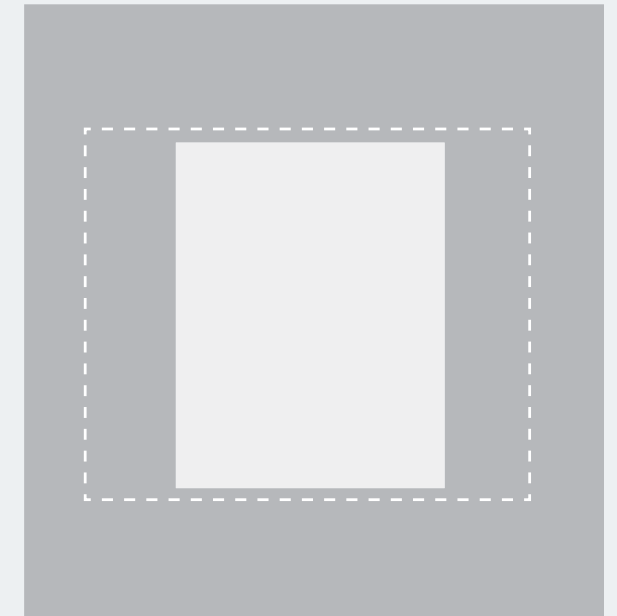
5,000 square foot



7,000 square foot



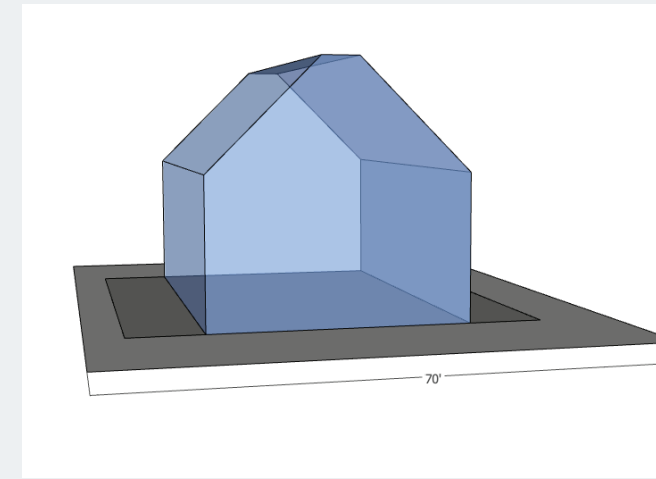
10,000 square foot



Maximum buildable area
in square feet:

4,375

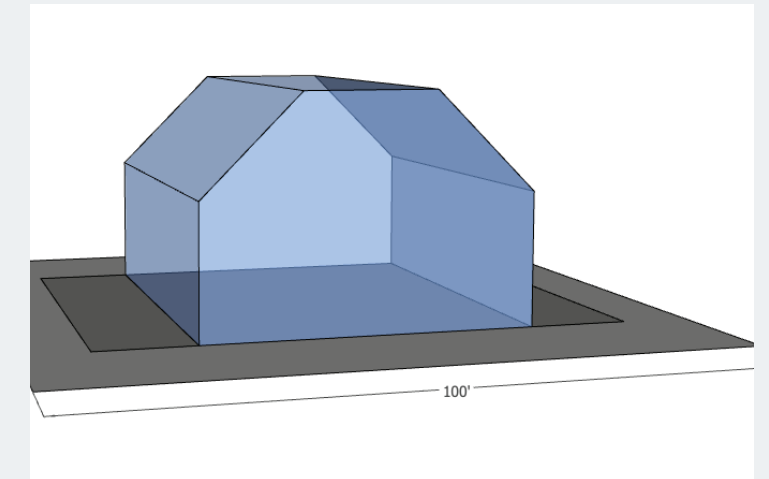
*at 1,000 square feet per unit,
this volume may be able to
accommodate 4 dwellings*



Maximum buildable area
in square feet:

5,250

*at 1,000 square feet per unit,
this volume may be able to
accommodate 5 dwellings*



Maximum buildable area
in square feet

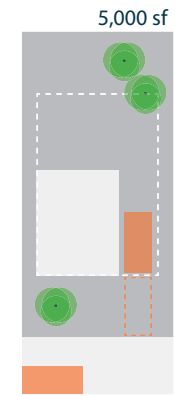
7,500

*at 1,000 square feet per unit,
this volume may be able to
accommodate 7 dwellings*

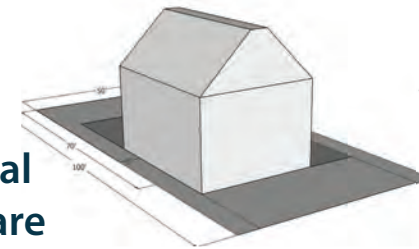
DEVELOPMENT CAPACITY

» What is the size of a pre-existing house we see in Milwaukie today?

» How does current **maximum buildable area** compare to typical homes?

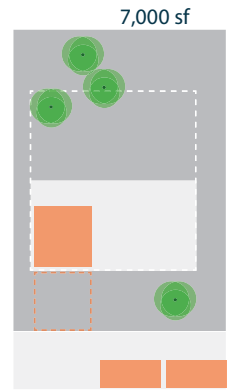


Pre-War

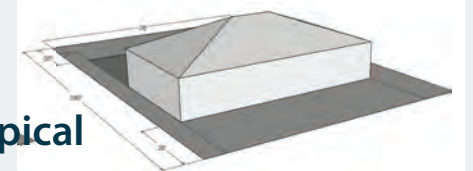


Total floor area of a typical Milwaukie house, in square feet

1,960

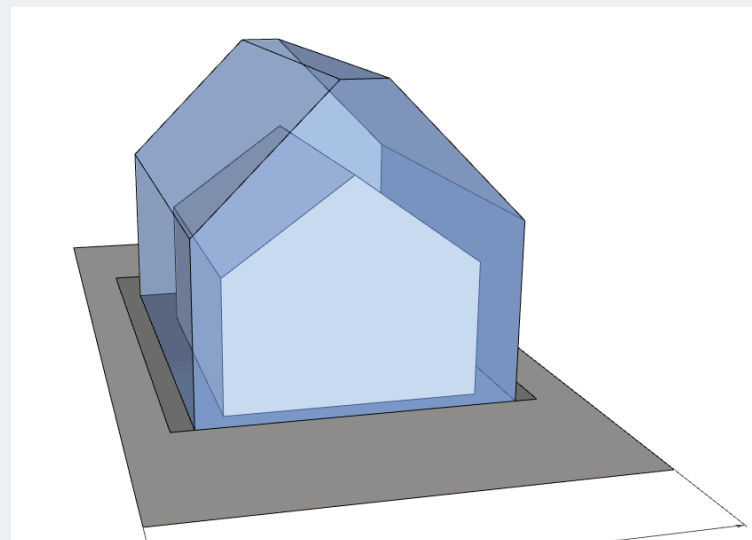


Mid-Century



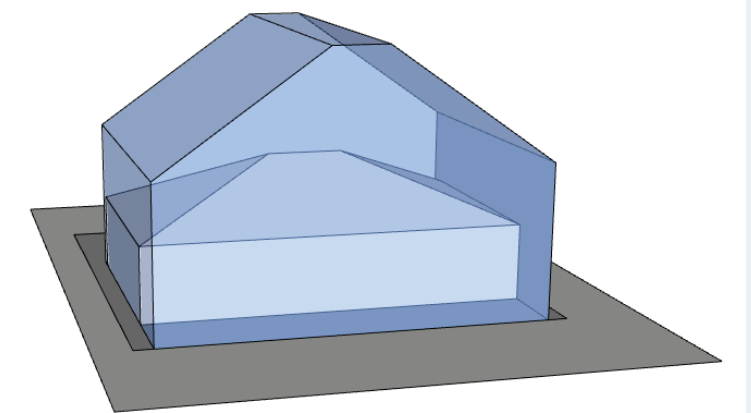
Total floor area of a typical Milwaukie house, in square feet

1,500



Maximum buildable area in square feet:

4,375



Maximum buildable area in square feet:

5,250

DEVELOPMENT CAPACITY

Permitted today

Lot size = 5,180 sq ft
House = 1,768 sq ft
Details = 3 BR; 2 BA



Lot size = 5,119 sq ft
House = 2,629 sq ft
Details = 4 BR; Den; 2.5 BA

» What are the sizes of some new houses in Milwaukie today?



Lot size = 6,052 sq ft
Duplex unit = 1,638 sq ft
Details = 3BR; 2 BA

Permitted today

Setting a maximum: Tools which can be used to address how much building can take place on a lot

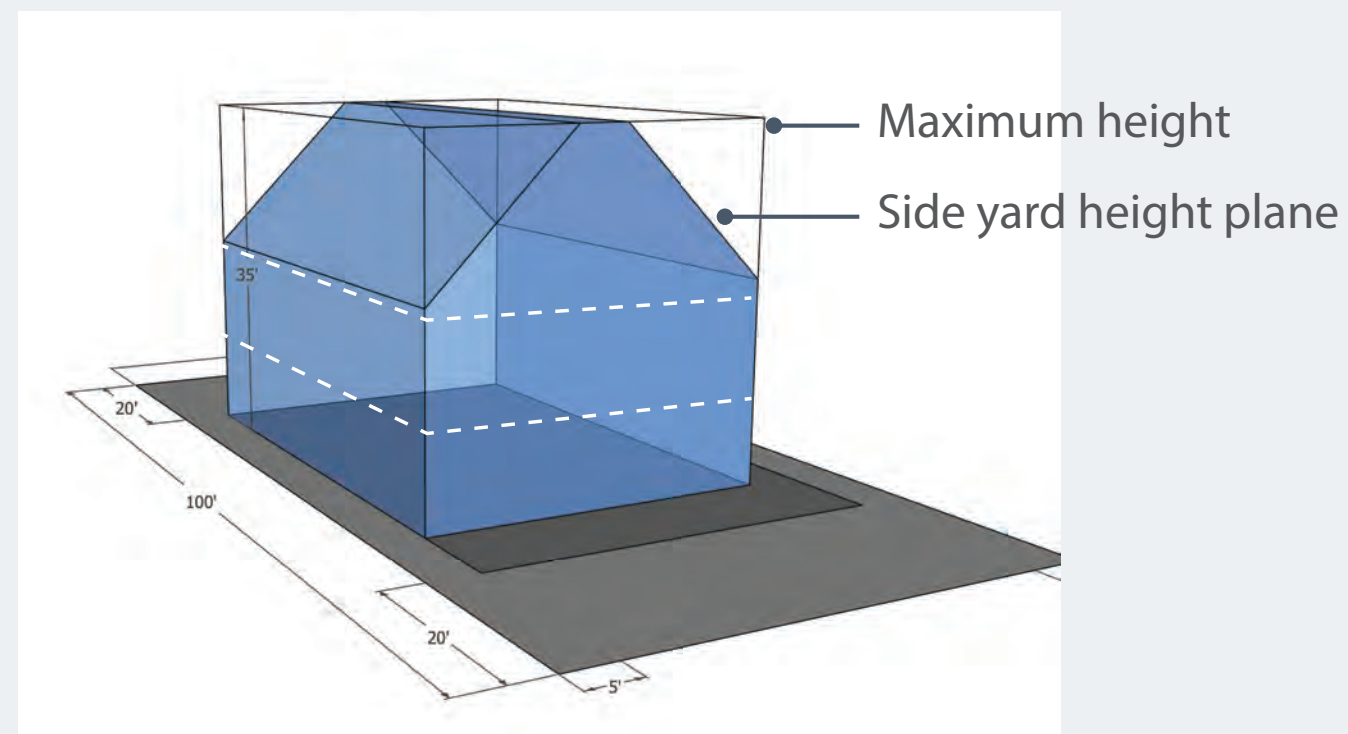
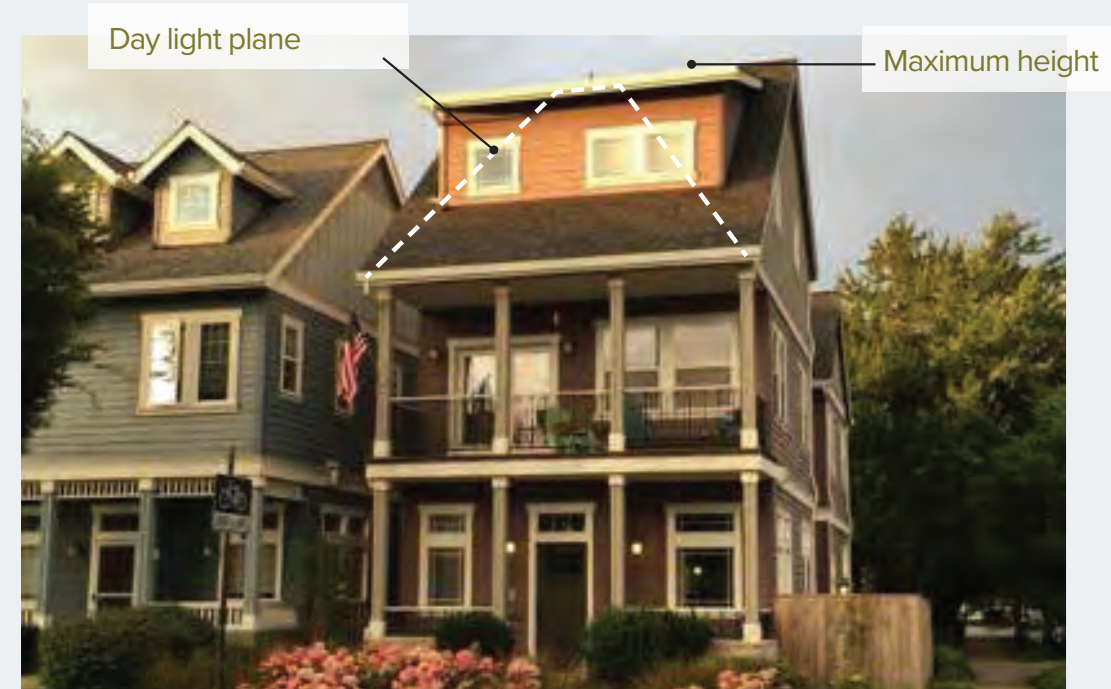
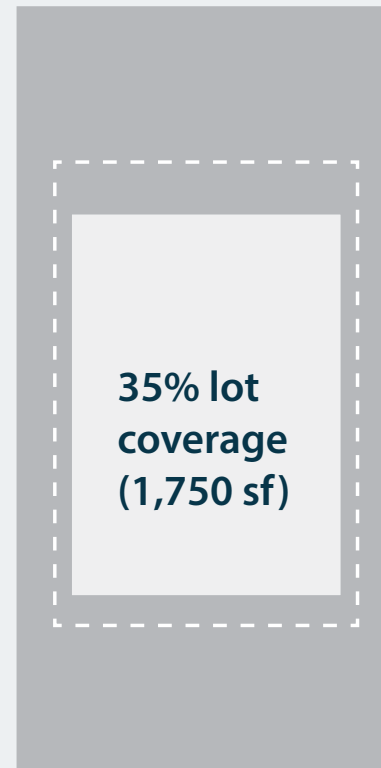
- » **Development Capacity:** The maximum amount of floor area or square footage that is allowed to be built on a property.
- » **Floor Area Ratio (FAR):** The amount of floor area as a ratio to amount of site area that can be developed, e.g. 2:1 means two square feet of floor area for every one square foot of site area

TERMS

Development Capacity

» The maximum amount of floor area or square footage that is allowed to be built on a property.

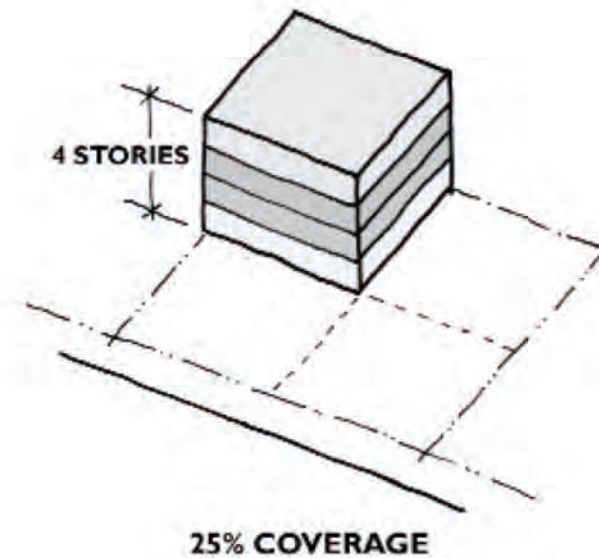
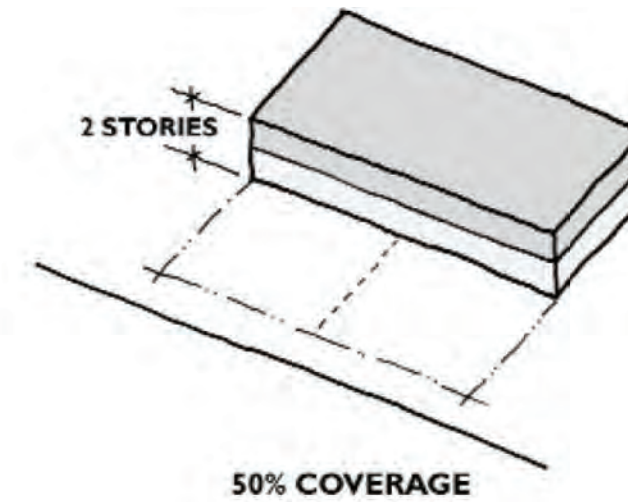
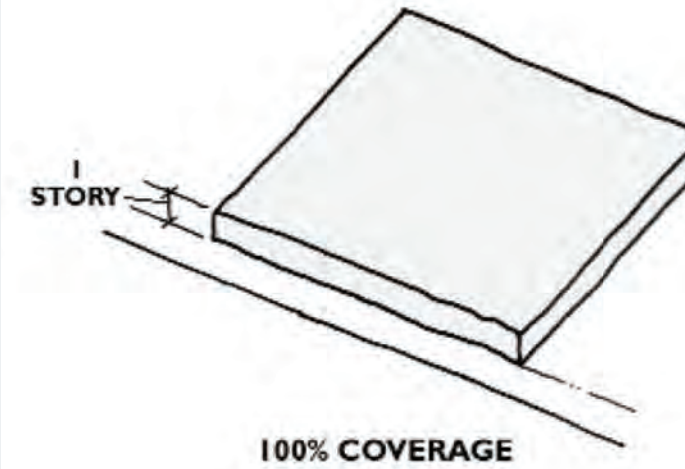
A typical 5,000 square foot lot



TERMS

Floor Area Ratio:

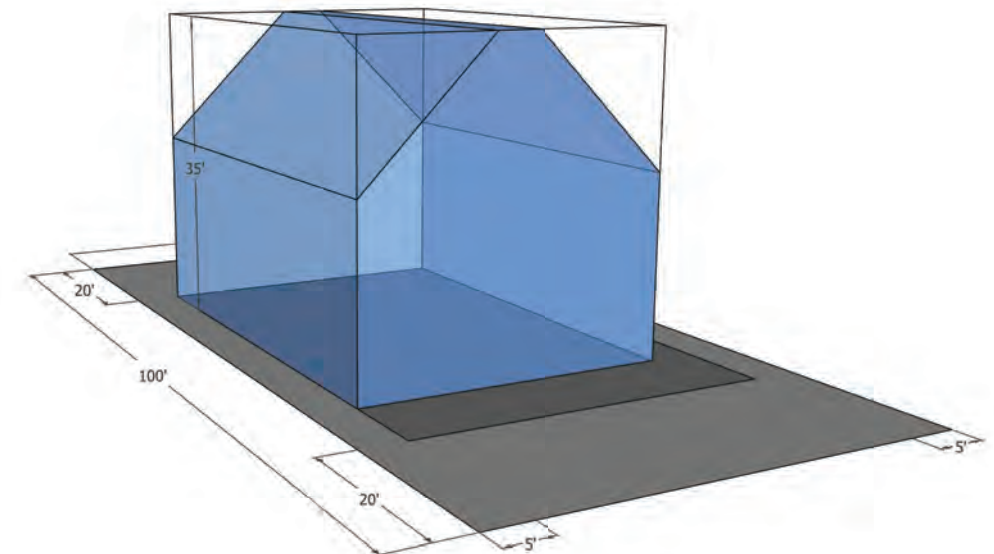
» The maximum floor area permitted in relationship to the lot size.



DEVELOPMENT CAPACITY

QUESTION:

- » **Should development capacity be decreased** from what it is today?
- » If development capacity is decreased, **could an increase in capacity be used to incentivize middle housing ("give back" program)?**



INFILL EXAMPLES OVERVIEW

QUESTION:

» If current standards limit some forms of middle housing should they be **adjusted or reconsidered?**

» Examples are **side yard height plane** and **lot coverage**

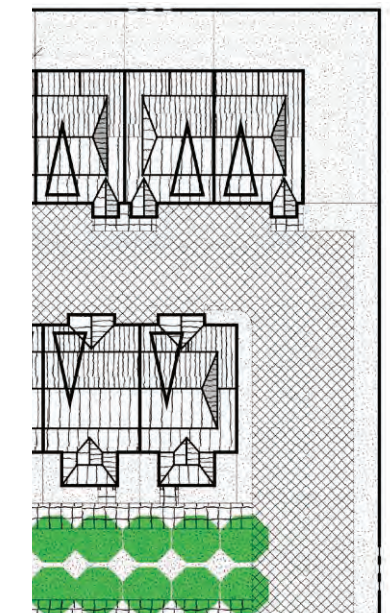
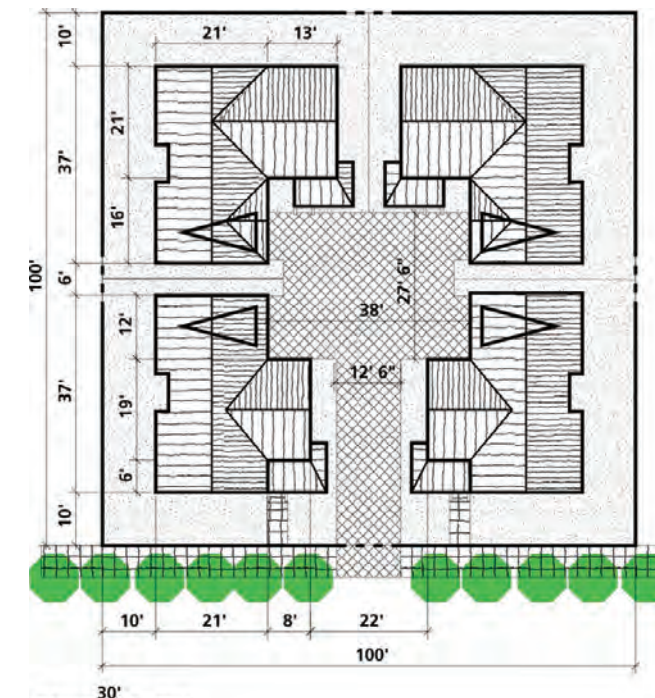
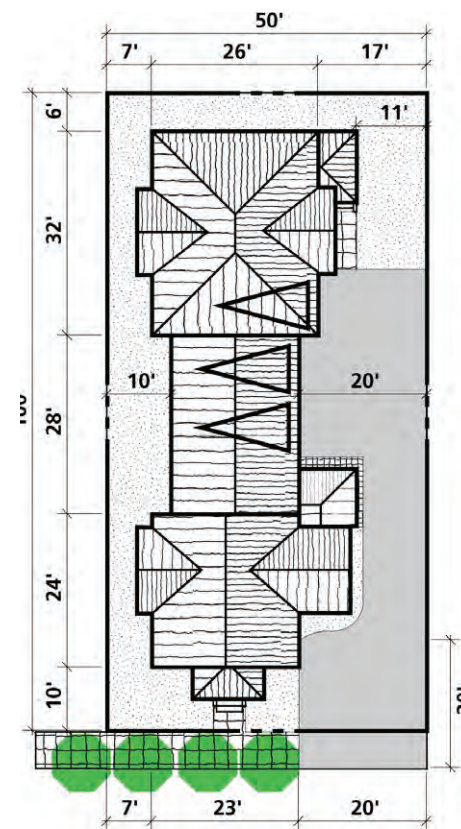
Pre War



Pre War



Pre War Large





EXAMPLE NEIGHBORHOOD



Triplex Data: Lot Coverage

Total footprint 1,950 sf

Lot coverage 39%

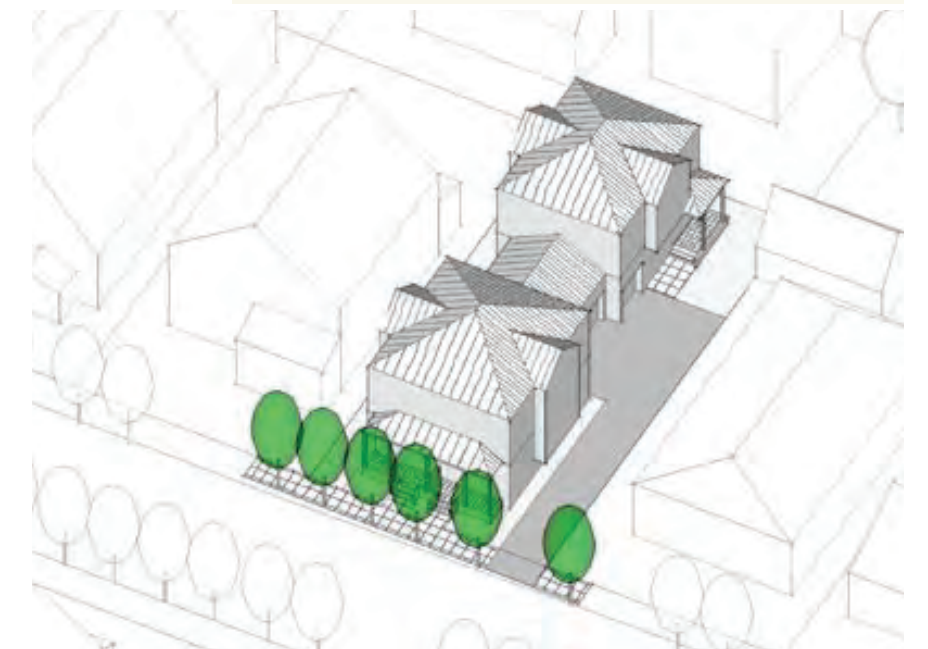
35% is allowed today
(5k lot)

Triplex

Lot size: 5,000 square feet

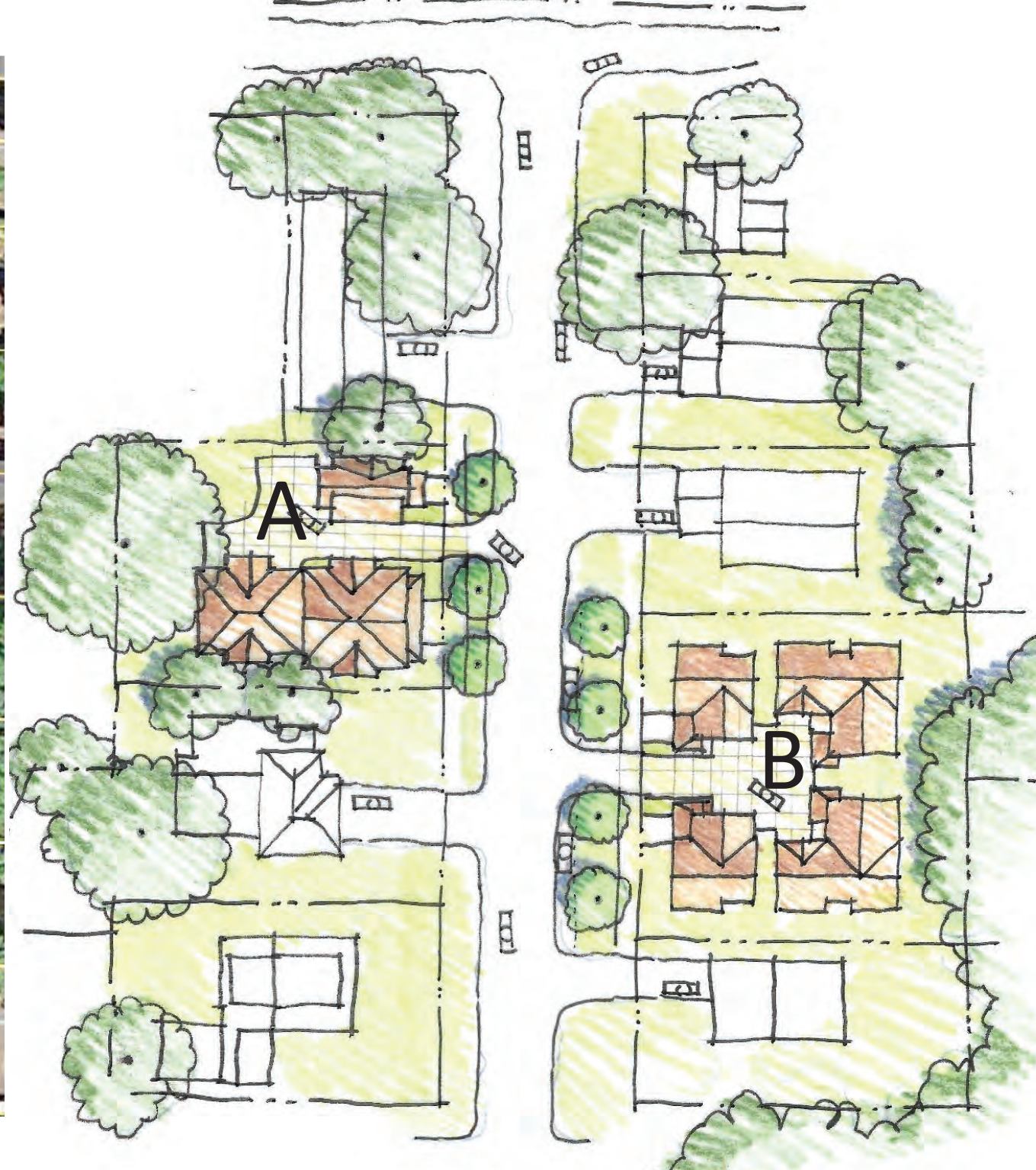
Number of units: 3

Other: Some parking is accommodated on street; 20-foot rear setback is maintained





EXAMPLE NEIGHBORHOOD



Site B Data: Lot Coverage

Total footprint 3,260 sf

Lot coverage 33%

30% is allowed today
(10k lot)

Triplex and Quadplex

Quadplex was formerly called Cottage Cluster

Lot size: Over 10,000 square feet

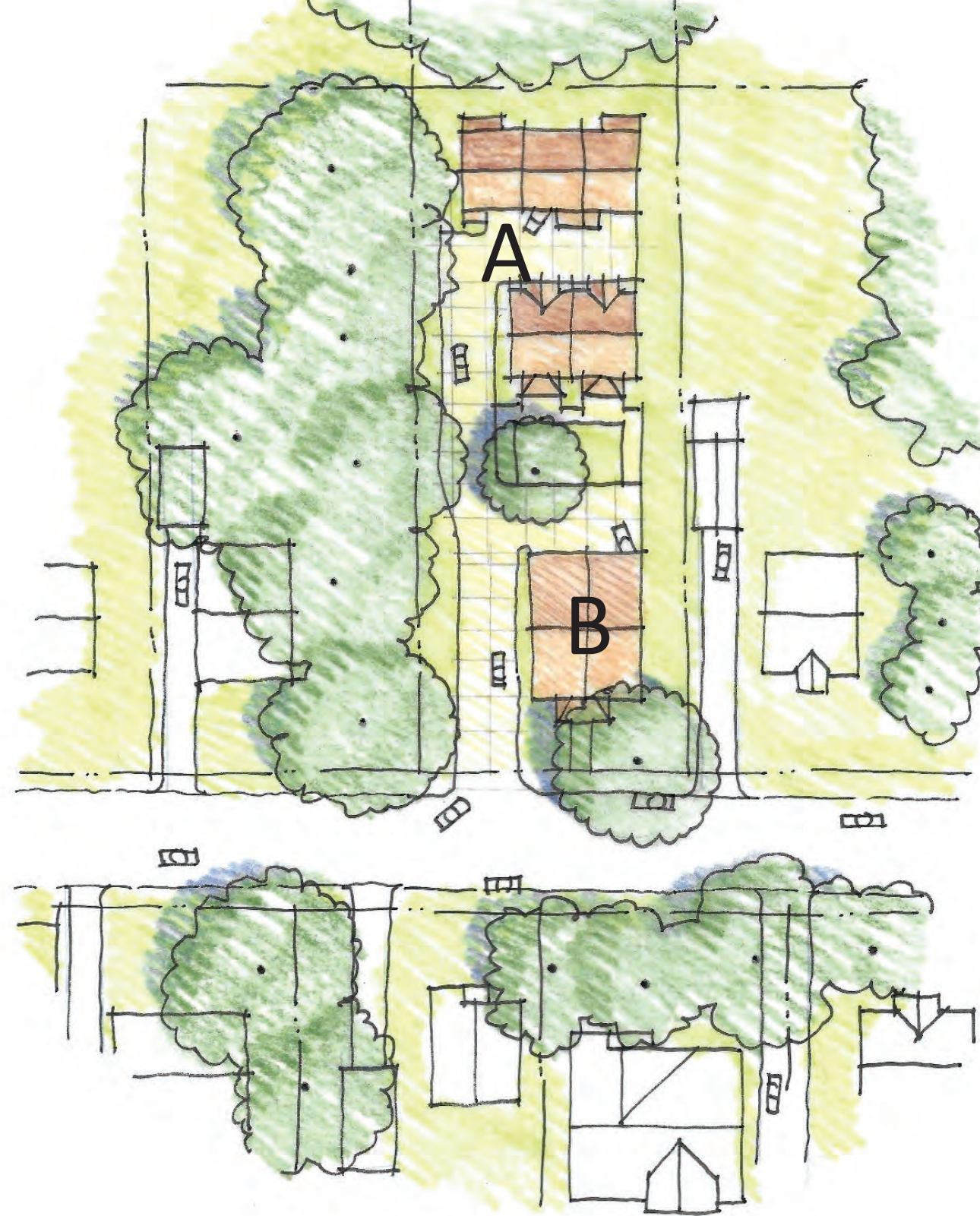
Number of units: 3 (A) 4 (B)





EXAMPLE NEIGHBORHOOD

Quadplexes on lot and flag lot

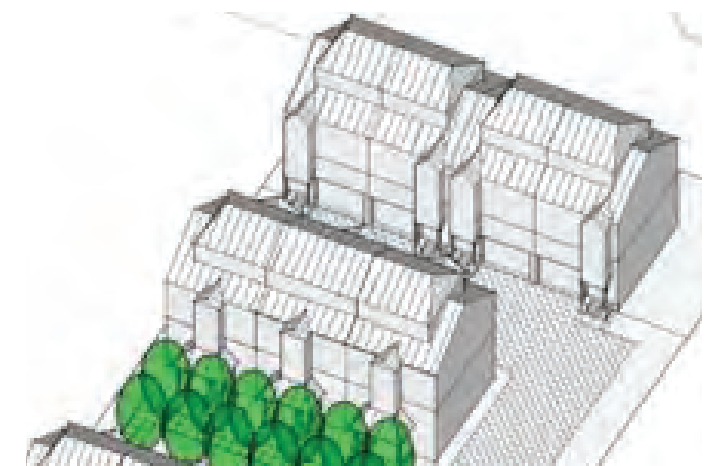


Lot size: Over 10,000 square feet (both lots)

Number of units: 5 (A) 4 (B)

Other: Trees are preserved; for front units (B), some parking is accommodated on-street

Front Lot Data: Lot Coverage	
Total footprint	1,000 sf
Lot coverage	24%
Lot area	4,250
35% is allowed today (5k lot)	
Rear Lot Data: Lot Coverage	
Total footprint	1,800 sf
Lot coverage	20%
Lot area	8,875
30% is allowed today (7k lot)	



INFILL EXAMPLES OVERVIEW

QUESTION:

» If current standards limit some forms of middle housing should they be **adjusted or reconsidered?**

» Examples are **side yard height plane** and **lot coverage**

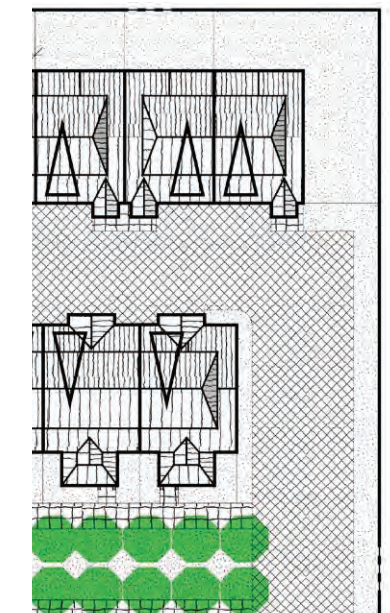
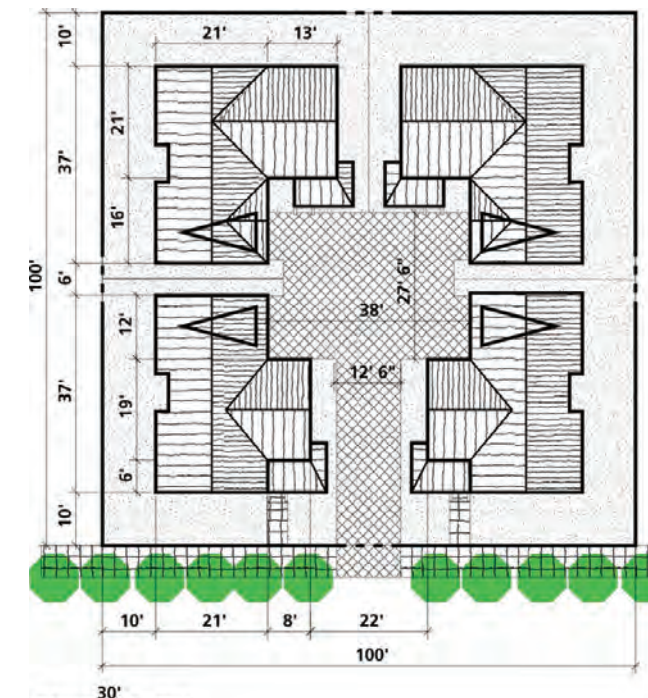
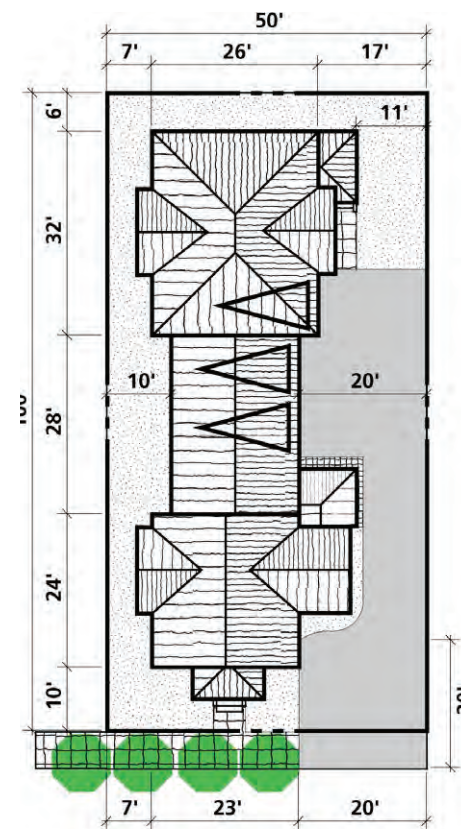
Pre War



Pre War



Pre War Large



NEXT STEPS



Thank you