

**Milwaukie Comprehensive Plan Implementation Project  
Comprehensive Plan Implementation Project Committee Meeting #3  
November 19, 2020 6:00-8:00 pm**

## **Meeting Summary**

### **Members Present**

- Joel Bergman
- Micah Meskel
- Nicole Zdeb
- Renee Moog
- Sharon Johnson
- Celestina DiMauro
- Daniel Eisenbeis
- Matthew Bibeau
- Stephan Lashbrook
- Dominique Rossi
- Eugene Zaharie
- Jennifer Dillan
- Lisa Batey, City Councilor
- Joseph Edge, Planning Commissioner

### **Members Not Able to Attend**

- Lauren Loosveldt, Planning Commissioner
- Ada Gonzalez

### **City of Milwaukie**

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

### **Consultant Team**

- Marcy McInelly, UrbsWorks
- Pauline Ruegg, UrbsWorks

- Kimi Sloop, Barney & Worth

### Others

- Debra Beers
- Ronelle Coburn
- Neil Schulman

## **Meeting Notes**

### Meeting protocols and introductions

Vera Kalias, City of Milwaukie Project Manager, welcomed everyone and opened the meeting.

Marcy McInelly, UrbsWorks Project Manager, reviewed the meeting protocols and provided an overview of the objectives of the meeting:

- report back on community engagement activities
- update on code amendment
- learn about the interrelationship between housing, parking and trees
- learn about issues differ in different neighborhood
- input on issues to be considered

### Project updates

**Stakeholder Interviews** - Kimi Sloop, Barney & Worth, provided an overview of interviews conducted with 32 different stakeholders by the consultant and city staff. Stakeholder questions were focused around livability issues and responses represent a snapshot of the key issues in Milwaukie. The key themes from the interviews were:

1. People genuinely love the neighborhoods in Milwaukie.
2. There is a general understanding and acceptance of the benefits of integrating middle housing into Milwaukie's neighborhoods.
3. There are concerns that, when designed and built, middle housing will not achieve the desired benefits, especially affordability.
4. Creating affordable housing so that everyone who works in Milwaukie can live in Milwaukie is an important goal.
5. 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.

6. The perception is that there is not a parking issue currently in Milwaukie neighborhoods.
7. There is a lack of knowledge about Milwaukie's current tree protection policies.
8. 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.

A full summary of key themes was provided in the meeting packet.

**Open House** – Kimi Sloop updated the CPIC on the virtual open house and community survey; they opened last week. She provided an overview of the outreach strategies that were used to advertise the open house and survey, including: provide incentives to participate; have “the ask” come from people they know; providing outreach in both English and Spanish outreach; and going to where the people are – hard copies were distributed at the Wichita Center for example. It was noted that the stakeholder interviews helped to refine the messaging in the open house and survey.

Mary Heberling, City of Milwaukie Assistant Planner, showed the group how to get to the virtual open house. She reported that, to date, 183 people have gone to the open house page, 97 people have clicked through the stations and 39 completed the survey. The group discussed some of the technical glitches of the software that are still being worked out. It was noted that people have to register before they can complete the survey which may result in some people not wanting to take the survey.

### **Housing Types**

Marcy McInnelly reviewed the concept of middle house and the requirements of HB 2001. She gave examples of who lives in middle housing and why it is important to provide a range of housing choices. Marcy described the various neighborhoods in Milwaukie and provided some context on different parking, housing and tree conditions that are found across all neighborhoods.

### **Interactive Exercise**

CPIC members and City staff were asked to share: What are your experiences living in different kinds of housing situations? How have neighborhood conditions affected your housing choices? A robust discussion followed.

### **Code Audit Key Findings**

Marcy McInnelly provided a preview of the code audit report. The report will review the policy mandate and provide overall findings of the main barriers in the code regarding middle housing, tree canopy and parking. The next step will be to identify specific corrective actions. Marcy noted topics that will be discussed in the code audit, including:

- Parking – managing parking inventory, curbless street design, alley-ends, long driveways, and permeable paving parking lots.
- Trees – larger planting strips on-street, maintaining trees on private property, new tree plantings
- Middle housing – form-based code approach focused on the shape and size of buildings, multiple dwellings that fit into detached dwelling zones without abrupt transitions, blending of various density levels in single dwelling zones.

### **Public Comment**

Neil Schulman, North Clackamas Watershed Council, said that the Watershed Council's focus is on watershed health and climate resilience. How housing is built is a big factor into watershed health. He asked the CPIC to think about cutting edge techniques for the code to make sure that there is green development/infrastructure. He said that he is glad to see pervious pavement as part of the discussion. The Watershed Council is working on a flood inundation study to identify the wetland catchment areas that have the most flood risk. The study addresses where to add trees and where not to add impervious surface. He encouraged the CPIC to incorporate the data into this project.

Ronelle Coburn, resident, commented that she appreciated the discussion about reducing parking requirements and that it might be the stick to the carrot of getting more people on bikes. In the Ardenwald West neighborhood cars have the lowest priority. If/when more infrastructure is built for bikes and pedestrians, it is an opportunity to look at alternative street design. She suggested the City consider arrangements of street designs to separate bikes, cars and pedestrians.

A question was also asked about how mobile home parks fit into the discussion and if they are part of the middle housing definition. Staff reminded participants that the majority of mobile home parks sit outside city boundaries in Unincorporated Clackamas County.

Vera Kalias reminded everyone about the open house and encouraged participation. She mentioned that the next meeting will be December 17.

The meeting was adjourned at 8:05 pm