

THIS IS TO NOTIFY YOU THAT THE CITY OF MILWAUKIE HAS PROPOSED A LAND USE REGULATION THAT MAY AFFECT THE PERMISSIBLE USES OF YOUR PROPERTY

(Land Use File #ZA-2024-001; ZC-2024-001; CPA-2024-001)



CITY OF MILWAUKIE

Traducciones de este documento e información sobre este proyecto están disponibles en español. Para solicitar información o preguntar en español, favor de email espanol@milwaukieoregon.gov.

WHY THE CITY IS SENDING THIS NOTICE

State law requires cities to inform property owners about proposed land use regulation changes that may affect what development projects or uses can be constructed or allowed on their property.

The proposed changes relate to Neighborhood Hubs project. The full package of amendments affects properties zoned Limited Commercial (C-L), Neighborhood Commercial (C-N), and Neighborhood Mixed Use (NMU), as well as a few other properties proposed for re-zoning located on Harrison St and Lake Rd.

Your property is currently zoned **Neighborhood Mixed Use (NMU)**. The proposed amendments would do the following: re-zone your property to The proposed amendments would change the uses permitted on your property in a number of ways, such as:

- Expand the list of permitted uses to include live theatres and playhouses.

The City of Milwaukie has determined that adoption of these amendments may affect the permissible uses of your property and may change the value of your property.

HOW THE PROPOSED REGULATIONS MIGHT AFFECT YOUR PROPERTY

What are Neighborhood Hubs?

Neighborhood Hubs are gathering places where residents have easy access to goods and services close to their homes. They are places where neighbors create meaningful relationships with each other. Hubs will vary in size and intensity, with some as small as a neighborhood tool library and others as large as a cluster of mixed-use buildings with housing above shops and services.

As part of the comprehensive plan implementation process, the city is proposing zoning code amendments to support and encourage the development of Neighborhood Hubs. The proposed amendments include broadening the permitted uses in existing small commercial zones and remove the requirement for conditional use review in the CL zone. The amendments also add permitted uses to the NMU zone, including live theatre and playhouses.

WHY THE CITY IS PROPOSING NEW REGULATIONS

Milwaukie residents expressed interest in Neighborhood Hubs since the topic emerged from the Milwaukie Community Vision & Action Plan outreach in 2016 and 2017. Hubs were incorporated into the 2040 Comprehensive Plan that was adopted in August 2020. The City has conducted extensive community outreach and planning work on Neighborhood Hubs, including in-person workshops and an online survey in October-November 2023. Feedback from the workshops and the survey resulted in nearly 90% support for the proposed amendments.

The proposed amendments are intended to implement the goals and objectives of the adopted comprehensive plan: to support and encourage the development of Neighborhood Hubs. In some cases, without these amendments a hub may not be possible or would not be able to expand or fully reach its potential.

SUMMARY OF PROPOSED CHANGES

- Re-zone properties in the Limited Commercial zone (C-L) to Neighborhood Mixed Use (NMU) and eliminate the Limited Commercial zone.
- Create a new Small-Scale Mixed Use zone (SMU)
- Re-zone properties in the Neighborhood Commercial zone (C-N) to Small-Scale Mixed Use and eliminate the Neighborhood Commercial zone.
- Re-zone a portion of the Milwaukie Floral site on Lake Rd to the new Small-Scale Mixed Use zone
- Expand the 42nd Ave NMU zone by re-zoning the Chapel Theatre site at 4107-4117 SE Harrison St from High Density Residential to Neighborhood Mixed Use
- Expand the list of permitted uses in the NMU zone to include live theatres and playhouses

THE PUBLIC PROCESS TO DATE

Planning staff has conducted a series of in-person workshops and an online survey related to the Neighborhood Hubs project. Please visit the Engage Milwaukie website for more information: <https://engage.milwaukieoregon.gov/hubs-phase2>.

Planning and community development staff have met with the Planning Commission and City Council to provide an initial overview of the proposed amendments. A formal hearing will be held on March 12th with the Planning Commission. The Planning Commission will make an official recommendation to the City Council, which will hold a public hearing to consider adoption of the proposed amendments.

HOW TO LEARN MORE ABOUT THE PROPOSED REGULATIONS

Project information is available at <http://www.milwaukieoregon.gov/planning/za-2024-001>.

WHO TO CONTACT WITH QUESTIONS

Vera Koliass, Senior Planner
10501 SE Main St, Milwaukie, OR 97222
Email: koliassv@milwaukieoregon.gov / Phone: 503-786-7653

HOW TO COMMENT ON THE PROPOSED REGULATIONS

The Milwaukie Planning Commission will hold a public hearing on the proposed changes (Land Use File # ZA-2024-001) at the date, time, and location listed below:

Date: Tuesday, March 12, 2024

Time: 6:30 p.m.

Location: The Planning Commission will hold this meeting in person at City Hall and also by using the Zoom online platform. The public is invited to participate in person, watch live on the city's YouTube channel, Comcast Cable channel 30 in city limits, or by joining the Zoom webinar (visit <https://www.milwaukieoregon.gov/bc-pc/planning-commission-115> for details).

The materials provided to the Planning Commission for the hearing will be available after 9:00 a.m. on **Tuesday, March 5, 2024**, online at <https://www.milwaukieoregon.gov/bc-pc/planning-commission-115>. If the Planning Commission recommends approval, the proposed regulations will be considered for adoption by the Milwaukie City Council at a future public hearing.

The Planning Commission is interested in hearing your comments on this proposal. You are invited to attend the hearing and/or submit written comments to planning@milwaukieoregon.gov before the hearing begins. You may also submit written comments or present verbal testimony at the hearings.

The City of Milwaukie will make reasonable accommodation for people with disabilities. Please notify us no less than five (5) business days prior to the meeting.

THIS IS TO NOTIFY YOU THAT THE CITY OF MILWAUKIE HAS PROPOSED A LAND USE REGULATION THAT MAY AFFECT THE PERMISSIBLE USES OF YOUR PROPERTY

(Land Use File #ZA-2024-001; ZC-2024-001; CPA-2024-001)



CITY OF MILWAUKIE

Traducciones de este documento e información sobre este proyecto están disponibles en español. Para solicitar información o preguntar en español, favor de email espanol@milwaukieoregon.gov.

WHY THE CITY IS SENDING THIS NOTICE

State law requires cities to inform property owners about proposed land use regulation changes that may affect what development projects or uses can be constructed or allowed on their property.

The proposed changes relate to Neighborhood Hubs project. The full package of amendments affects properties zoned Limited Commercial (C-L), Neighborhood Commercial (C-N), and Neighborhood Mixed Use (NMU), as well as a few other properties proposed for re-zoning located on Harrison St and Lake Rd.

Your property is currently zoned **Moderate Density Residential (R-MD)**. The proposed amendments would re-zone a portion of your property to **Small-Scale Mixed Use (SMU)**. The effect of this proposed change is that commercial uses would be allowed on your property (that are currently not permitted now) such as:

- Retail
- Restaurant
- Small scale repair shops
- Mixed use development

The City of Milwaukie has determined that adoption of these amendments may affect the permissible uses of your property and may change the value of your property.

HOW THE PROPOSED REGULATIONS MIGHT AFFECT YOUR PROPERTY

What are Neighborhood Hubs?

Neighborhood Hubs are gathering places where residents have easy access to goods and services close to their homes. They are places where neighbors create meaningful relationships with each other. Hubs will vary in size and intensity, with some as small as a neighborhood tool library and others as large as a cluster of mixed-use buildings with housing above shops and services.

As part of the comprehensive plan implementation process, the city is proposing zoning code amendments to support and encourage the development of Neighborhood Hubs. The proposed amendments include broadening the permitted uses in existing small commercial zones and remove the requirement for conditional use review in the CL zone. The amendments also add permitted uses to the NMU zone, including live theatre and playhouses.

WHY THE CITY IS PROPOSING NEW REGULATIONS

Milwaukie residents expressed interest in Neighborhood Hubs since the topic emerged from the Milwaukie Community Vision & Action Plan outreach in 2016 and 2017. Hubs were incorporated into the 2040 Comprehensive Plan that was adopted in August 2020. The City has conducted extensive community outreach and planning work on Neighborhood Hubs, including in-person workshops and

an online survey in October-November 2023. Feedback from the workshops and the survey resulted in nearly 90% support for the proposed amendments.

The proposed amendments are intended to implement the goals and objectives of the adopted comprehensive plan: to support and encourage the development of Neighborhood Hubs. In some cases, without these amendments a hub may not be possible or would not be able to expand or fully reach its potential.

SUMMARY OF PROPOSED CHANGES

- Re-zone properties in the Limited Commercial zone (C-L) to Neighborhood Mixed Use (NMU) and eliminate the Limited Commercial zone.
- Create a new Small-Scale Mixed Use zone (SMU)
- Re-zone properties in the Neighborhood Commercial zone (C-N) to Small-Scale Mixed Use and eliminate the Neighborhood Commercial zone.
- Re-zone a portion of the Milwaukie Floral site on Lake Rd to the new Small-Scale Mixed Use zone
- Expand the 42nd Ave NMU zone by re-zoning the Chapel Theatre site at 4107-4117 SE Harrison St from High Density Residential to Neighborhood Mixed Use
- Expand the list of permitted uses in the NMU zone to include live theatres and playhouses

THE PUBLIC PROCESS TO DATE

Planning staff has conducted a series of in-person workshops and an online survey related to the Neighborhood Hubs project. Please visit the Engage Milwaukie website for more information: <https://engage.milwaukieoregon.gov/hubs-phase2>.

Planning and community development staff have met with the Planning Commission and City Council to provide an initial overview of the proposed amendments. A formal hearing will be held on March 12th with the Planning Commission. The Planning Commission will make an official recommendation to the City Council, which will hold a public hearing to consider adoption of the proposed amendments.

HOW TO LEARN MORE ABOUT THE PROPOSED REGULATIONS

Project information is available at <http://www.milwaukieoregon.gov/planning/za-2024-001>.

WHO TO CONTACT WITH QUESTIONS

Vera Kolias, Senior Planner

10501 SE Main St, Milwaukie, OR 97222

Email: koliasv@milwaukieoregon.gov / Phone: 503-786-7653

HOW TO COMMENT ON THE PROPOSED REGULATIONS

The Milwaukie Planning Commission will hold a public hearing on the proposed changes (Land Use File # ZA-2024-001) at the date, time, and location listed below:

Date: Tuesday, March 12, 2024

Time: 6:30 p.m.

Location: The Planning Commission will hold this meeting in person at City Hall and also by using the Zoom online platform. The public is invited to participate in person, watch live on the city's YouTube channel, Comcast Cable channel 30 in city limits, or by joining the Zoom webinar (visit <https://www.milwaukieoregon.gov/bc-pc/planning-commission-115> for details).

The materials provided to the Planning Commission for the hearing will be available after 9:00 a.m. on **Tuesday, March 5, 2024**, online at <https://www.milwaukieoregon.gov/bc-pc/planning-commission-115>. If the Planning Commission recommends approval, the proposed regulations will be considered for adoption by the Milwaukie City Council at a future public hearing.

The Planning Commission is interested in hearing your comments on this proposal. You are invited to attend the hearing and/or submit written comments to planning@milwaukieoregon.gov before the hearing begins. You may also submit written comments or present verbal testimony at the hearings.

The City of Milwaukie will make reasonable accommodation for people with disabilities. Please notify us no less than five (5) business days prior to the meeting.

THIS IS TO NOTIFY YOU THAT THE CITY OF MILWAUKIE HAS PROPOSED A LAND USE REGULATION THAT MAY AFFECT THE PERMISSIBLE USES OF YOUR PROPERTY

(Land Use File #ZA-2024-001; ZC-2024-001; CPA-2024-001)



CITY OF MILWAUKIE

Traducciones de este documento e información sobre este proyecto están disponibles en español. Para solicitar información o preguntar en español, favor de email espanol@milwaukieoregon.gov.

WHY THE CITY IS SENDING THIS NOTICE

State law requires cities to inform property owners about proposed land use regulation changes that may affect what development projects or uses can be constructed or allowed on their property.

The proposed changes relate to Neighborhood Hubs project. The full package of amendments affects properties zoned Limited Commercial (C-L), Neighborhood Commercial (C-N), and Neighborhood Mixed Use (NMU), as well as a few other properties proposed for re-zoning located on Harrison St and Lake Rd.

Your property is currently zoned **Neighborhood Commercial (C-N)**. The proposed amendments would re-zone your property to **Small-Scale Mixed Use (SMU)**. The proposed change would expand the use of your property in a number of ways, such as:

- The C-N zone only allows a limited number of small commercial uses by Conditional Use only. The SMU allows a wide variety of commercial uses by right.
- The minimum lot size in the SMU is 1,500 sq ft as compared to 5,000 sq ft in the C-N zone.
- Maximum lot coverage in the SMU is 85%, as compared to 40% in the C-N zone.

The City of Milwaukie has determined that adoption of these amendments may affect the permissible uses of your property and may change the value of your property.

HOW THE PROPOSED REGULATIONS MIGHT AFFECT YOUR PROPERTY

What are Neighborhood Hubs?

Neighborhood Hubs are gathering places where residents have easy access to goods and services close to their homes. They are places where neighbors create meaningful relationships with each other. Hubs will vary in size and intensity, with some as small as a neighborhood tool library and others as large as a cluster of mixed-use buildings with housing above shops and services.

As part of the comprehensive plan implementation process, the city is proposing zoning code amendments to support and encourage the development of Neighborhood Hubs. The proposed amendments include broadening the permitted uses in existing small commercial zones and remove the requirement for conditional use review in the CL zone. The amendments also add permitted uses to the NMU zone, including live theatre and playhouses.

WHY THE CITY IS PROPOSING NEW REGULATIONS

Milwaukie residents expressed interest in Neighborhood Hubs since the topic emerged from the Milwaukie Community Vision & Action Plan outreach in 2016 and 2017. Hubs were incorporated into the 2040 Comprehensive Plan that was adopted in August 2020. The City has conducted extensive community outreach and planning work on Neighborhood Hubs, including in-person workshops and an online survey in October-November 2023. Feedback from the workshops and the survey resulted in nearly 90% support for the proposed amendments.

The proposed amendments are intended to implement the goals and objectives of the adopted comprehensive plan: to support and encourage the development of Neighborhood Hubs. In some cases, without these amendments a hub may not be possible or would not be able to expand or fully reach its potential.

SUMMARY OF PROPOSED CHANGES

- Re-zone properties in the Limited Commercial zone (C-L) to Neighborhood Mixed Use (NMU) and eliminate the Limited Commercial zone.
- Create a new Small-Scale Mixed Use zone (SMU)
- Re-zone properties in the Neighborhood Commercial zone (C-N) to Small-Scale Mixed Use and eliminate the Neighborhood Commercial zone.
- Re-zone a portion of the Milwaukie Floral site on Lake Rd to the new Small-Scale Mixed Use zone
- Expand the 42nd Ave NMU zone by re-zoning the Chapel Theatre site at 4107-4117 SE Harrison St from High Density Residential to Neighborhood Mixed Use
- Expand the list of permitted uses in the NMU zone to include live theatres and playhouses

THE PUBLIC PROCESS TO DATE

Planning staff has conducted a series of in-person workshops and an online survey related to the Neighborhood Hubs project. Please visit the Engage Milwaukie website for more information: <https://engage.milwaukieoregon.gov/hubs-phase2>.

Planning and community development staff have met with the Planning Commission and City Council to provide an initial overview of the proposed amendments. A formal hearing will be held on March 12th with the Planning Commission. The Planning Commission will make an official recommendation to the City Council, which will hold a public hearing to consider adoption of the proposed amendments.

HOW TO LEARN MORE ABOUT THE PROPOSED REGULATIONS

Project information is available at <http://www.milwaukieoregon.gov/planning/za-2024-001>.

WHO TO CONTACT WITH QUESTIONS

Vera Kolias, Senior Planner
10501 SE Main St, Milwaukie, OR 97222
Email: koliasv@milwaukieoregon.gov / Phone: 503-786-7653

HOW TO COMMENT ON THE PROPOSED REGULATIONS

The Milwaukie Planning Commission will hold a public hearing on the proposed changes (Land Use File # ZA-2024-001) at the date, time, and location listed below:

Date: Tuesday, March 12, 2024

Time: 6:30 p.m.

Location: The Planning Commission will hold this meeting in person at City Hall and also by using the Zoom online platform. The public is invited to participate in person, watch live on the city's YouTube channel, Comcast Cable channel 30 in city limits, or by joining the Zoom webinar (visit <https://www.milwaukieoregon.gov/bc-pc/planning-commission-115> for details).

The materials provided to the Planning Commission for the hearing will be available after 9:00 a.m. on **Tuesday, March 5, 2024**, online at <https://www.milwaukieoregon.gov/bc-pc/planning-commission-115>. If the Planning Commission recommends approval, the proposed regulations will be considered for adoption by the Milwaukie City Council at a future public hearing.

The Planning Commission is interested in hearing your comments on this proposal. You are invited to attend the hearing and/or submit written comments to planning@milwaukieoregon.gov before the hearing begins. You may also submit written comments or present verbal testimony at the hearings.

The City of Milwaukie will make reasonable accommodation for people with disabilities. Please notify us no less than five (5) business days prior to the meeting.

THIS IS TO NOTIFY YOU THAT THE CITY OF MILWAUKIE HAS PROPOSED A LAND USE REGULATION THAT MAY AFFECT THE PERMISSIBLE USES OF YOUR PROPERTY

(Land Use File #ZA-2024-001; ZC-2024-001; CPA-2024-001)



CITY OF MILWAUKIE

Traducciones de este documento e información sobre este proyecto están disponibles en español. Para solicitar información o preguntar en español, favor de email espanol@milwaukieoregon.gov.

WHY THE CITY IS SENDING THIS NOTICE

State law requires cities to inform property owners about proposed land use regulation changes that may affect what development projects or uses can be constructed or allowed on their property.

The proposed changes relate to Neighborhood Hubs project. The full package of amendments affects properties zoned Limited Commercial (C-L), Neighborhood Commercial (C-N), and Neighborhood Mixed Use (NMU), as well as a few other properties proposed for re-zoning located on Harrison St and Lake Rd.

Your property is currently zoned **Limited Commercial (C-L)**. The proposed amendments would re-zone your property to **Neighborhood Mixed Use (NMU)**. The proposed change would expand the use of your property in a number of ways, such as:

- The NMU allows more uses by right than the C-L zone, such as repair businesses and breweries
- The NMU does not limit the size of restaurants to 3,250 sq ft
- The minimum lot size is 1,500 in the NMU rather than 5,000 sq ft

The City of Milwaukie has determined that adoption of these amendments may affect the permissible uses of your property and may change the value of your property.

HOW THE PROPOSED REGULATIONS MIGHT AFFECT YOUR PROPERTY

What are Neighborhood Hubs?

Neighborhood Hubs are gathering places where residents have easy access to goods and services close to their homes. They are places where neighbors create meaningful relationships with each other. Hubs will vary in size and intensity, with some as small as a neighborhood tool library and others as large as a cluster of mixed-use buildings with housing above shops and services.

As part of the comprehensive plan implementation process, the city is proposing zoning code amendments to support and encourage the development of Neighborhood Hubs. The proposed amendments include broadening the permitted uses in existing small commercial zones and remove the requirement for conditional use review in the CL zone. The amendments also add permitted uses to the NMU zone, including live theatre and playhouses.

WHY THE CITY IS PROPOSING NEW REGULATIONS

Milwaukie residents expressed interest in Neighborhood Hubs since the topic emerged from the Milwaukie Community Vision & Action Plan outreach in 2016 and 2017. Hubs were incorporated into the 2040 Comprehensive Plan that was adopted in August 2020. The City has conducted extensive community outreach and planning work on Neighborhood Hubs, including in-person workshops and an online survey in October-November 2023. Feedback from the workshops and the survey resulted in nearly 90% support for the proposed amendments.

The proposed amendments are intended to implement the goals and objectives of the adopted comprehensive plan: to support and encourage the development of Neighborhood Hubs. In some cases, without these amendments a hub may not be possible or would not be able to expand or fully reach its potential.

SUMMARY OF PROPOSED CHANGES

- Re-zone properties in the Limited Commercial zone (C-L) to Neighborhood Mixed Use (NMU) and eliminate the Limited Commercial zone.
- Create a new Small-Scale Mixed Use zone (SMU)
- Re-zone properties in the Neighborhood Commercial zone (C-N) to Small-Scale Mixed Use and eliminate the Neighborhood Commercial zone.
- Re-zone a portion of the Milwaukie Floral site on Lake Rd to the new Small-Scale Mixed Use zone
- Expand the 42nd Ave NMU zone by re-zoning the Chapel Theatre site at 4107-4117 SE Harrison St from High Density Residential to Neighborhood Mixed Use
- Expand the list of permitted uses in the NMU zone to include live theatres and playhouses

THE PUBLIC PROCESS TO DATE

Planning staff has conducted a series of in-person workshops and an online survey related to the Neighborhood Hubs project. Please visit the Engage Milwaukie website for more information:

<https://engage.milwaukieoregon.gov/hubs-phase2>.

Planning and community development staff have met with the Planning Commission and City Council to provide an initial overview of the proposed amendments. A formal hearing will be held on March 12th with the Planning Commission. The Planning Commission will make an official recommendation to the City Council, which will hold a public hearing to consider adoption of the proposed amendments.

HOW TO LEARN MORE ABOUT THE PROPOSED REGULATIONS

Project information is available at <http://www.milwaukieoregon.gov/planning/za-2024-001>.

WHO TO CONTACT WITH QUESTIONS

Vera Kolias, Senior Planner

10501 SE Main St, Milwaukie, OR 97222

Email: koliasv@milwaukieoregon.gov / Phone: 503-786-7653

HOW TO COMMENT ON THE PROPOSED REGULATIONS

The Milwaukie Planning Commission will hold a public hearing on the proposed changes (Land Use File # ZA-2024-001) at the date, time, and location listed below:

Date: Tuesday, March 12, 2024

Time: 6:30 p.m.

Location: The Planning Commission will hold this meeting in person at City Hall and also by using the Zoom online platform. The public is invited to participate in person, watch live on the city's YouTube channel, Comcast Cable channel 30 in city limits, or by joining the Zoom webinar (visit <https://www.milwaukieoregon.gov/bc-pc/planning-commission-115> for details).

The materials provided to the Planning Commission for the hearing will be available after 9:00 a.m. on **Tuesday, March 5, 2024**, online at <https://www.milwaukieoregon.gov/bc-pc/planning-commission-115>. If the Planning Commission recommends approval, the proposed regulations will be considered for adoption by the Milwaukie City Council at a future public hearing.

The Planning Commission is interested in hearing your comments on this proposal. You are invited to attend the hearing and/or submit written comments to planning@milwaukieoregon.gov before the hearing begins. You may also submit written comments or present verbal testimony at the hearings.

The City of Milwaukie will make reasonable accommodation for people with disabilities. Please notify us no less than five (5) business days prior to the meeting.

THIS IS TO NOTIFY YOU THAT THE CITY OF MILWAUKIE HAS PROPOSED A LAND USE REGULATION THAT MAY AFFECT THE PERMISSIBLE USES OF YOUR PROPERTY

(Land Use File #ZA-2024-001; ZC-2024-001; CPA-2024-001)



CITY OF MILWAUKIE

Traducciones de este documento e información sobre este proyecto están disponibles en español. Para solicitar información o preguntar en español, favor de email espanol@milwaukieoregon.gov.

WHY THE CITY IS SENDING THIS NOTICE

State law requires cities to inform property owners about proposed land use regulation changes that may affect what development projects or uses can be constructed or allowed on their property.

The proposed changes relate to Neighborhood Hubs project. The full package of amendments affects properties zoned Limited Commercial (C-L), Neighborhood Commercial (C-N), and Neighborhood Mixed Use (NMU), as well as a few other properties proposed for re-zoning located on Harrison St and Lake Rd.

Your property is currently zoned **High Density Residential (R-HD)**. The proposed amendments would re-zone your property to **Neighborhood Mixed Use (NMU)**. The proposed amendments would change the uses permitted on your property in a number of ways, such as:

- The R-HD zone allows a very limited number of small commercial uses. The NMU allows a wide variety of commercial uses by right, including theatres and performing arts spaces.
- Multi-unit development/duplex/triplex/quadplex/cottage clusters/boarding house/townhouse/accessory dwelling units/Residential Care Facilities are allowed by right in the R-HD, but only are only allowed by Conditional Use in the NMU.
- Manufactured Dwelling Parks are allowed by Type III review in the R-HD and prohibited in the NMU.

The City of Milwaukie has determined that adoption of these amendments may affect the permissible uses of your property and may change the value of your property.

HOW THE PROPOSED REGULATIONS MIGHT AFFECT YOUR PROPERTY

What are Neighborhood Hubs?

Neighborhood Hubs are gathering places where residents have easy access to goods and services close to their homes. They are places where neighbors create meaningful relationships with each other. Hubs will vary in size and intensity, with some as small as a neighborhood tool library and others as large as a cluster of mixed-use buildings with housing above shops and services.

As part of the comprehensive plan implementation process, the city is proposing zoning code amendments to support and encourage the development of Neighborhood Hubs. The proposed amendments include broadening the permitted uses in existing small commercial zones and remove the requirement for conditional use review in the CL zone. The amendments also add permitted uses to the NMU zone, including live theatre and playhouses.

WHY THE CITY IS PROPOSING NEW REGULATIONS

Milwaukie residents expressed interest in Neighborhood Hubs since the topic emerged from the Milwaukie Community Vision & Action Plan outreach in 2016 and 2017. Hubs were incorporated into the 2040 Comprehensive Plan that was adopted in August 2020. The City has conducted extensive

community outreach and planning work on Neighborhood Hubs, including in-person workshops and an online survey in October-November 2023. Feedback from the workshops and the survey resulted in nearly 90% support for the proposed amendments.

The proposed amendments are intended to implement the goals and objectives of the adopted comprehensive plan: to support and encourage the development of Neighborhood Hubs. In some cases, without these amendments a hub may not be possible or would not be able to expand or fully reach its potential.

SUMMARY OF PROPOSED CHANGES

- Re-zone properties in the Limited Commercial zone (C-L) to Neighborhood Mixed Use (NMU) and eliminate the Limited Commercial zone.
- Create a new Small-Scale Mixed Use zone (SMU)
- Re-zone properties in the Neighborhood Commercial zone (C-N) to Small-Scale Mixed Use and eliminate the Neighborhood Commercial zone.
- Re-zone a portion of the Milwaukie Floral site on Lake Rd to the new Small-Scale Mixed Use zone
- Expand the 42nd Ave NMU zone by re-zoning the Chapel Theatre site at 4107-4117 SE Harrison St from High Density Residential to Neighborhood Mixed Use
- Expand the list of permitted uses in the NMU zone to include live theatres and playhouses

THE PUBLIC PROCESS TO DATE

Planning staff has conducted a series of in-person workshops and an online survey related to the Neighborhood Hubs project. Please visit the Engage Milwaukie website for more information:

<https://engage.milwaukieoregon.gov/hubs-phase2>.

Planning and community development staff have met with the Planning Commission and City Council to provide an initial overview of the proposed amendments. A formal hearing will be held on March 12th with the Planning Commission. The Planning Commission will make an official recommendation to the City Council, which will hold a public hearing to consider adoption of the proposed amendments.

HOW TO LEARN MORE ABOUT THE PROPOSED REGULATIONS

Project information is available at <http://www.milwaukieoregon.gov/planning/za-2024-001>.

WHO TO CONTACT WITH QUESTIONS

Vera Koliass, Senior Planner

10501 SE Main St, Milwaukie, OR 97222

Email: koliassv@milwaukieoregon.gov / Phone: 503-786-7653

HOW TO COMMENT ON THE PROPOSED REGULATIONS

The Milwaukie Planning Commission will hold a public hearing on the proposed changes (Land Use File # ZA-2024-001) at the date, time, and location listed below:

Date: Tuesday, March 12, 2024

Time: 6:30 p.m.

Location: The Planning Commission will hold this meeting in person at City Hall and also by using the Zoom online platform. The public is invited to participate in person, watch live on the city's YouTube channel, Comcast Cable channel 30 in city limits, or by joining the Zoom webinar (visit <https://www.milwaukieoregon.gov/bc-pc/planning-commission-115> for details).

The materials provided to the Planning Commission for the hearing will be available after 9:00 a.m. on **Tuesday, March 5, 2024**, online at <https://www.milwaukieoregon.gov/bc-pc/planning-commission-115>. If the Planning Commission recommends approval, the proposed regulations will be considered for adoption by the Milwaukie City Council at a future public hearing.

The Planning Commission is interested in hearing your comments on this proposal. You are invited to attend the hearing and/or submit written comments to planning@milwaukieoregon.gov before the hearing begins. You may also submit written comments or present verbal testimony at the hearings.

The City of Milwaukie will make reasonable accommodation for people with disabilities. Please notify us no less than five (5) business days prior to the meeting.