

Milwaukie Residential Development Standards Project



Project Description

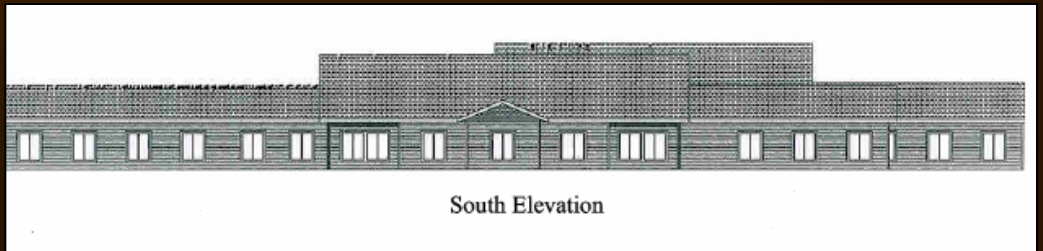
- 2008 Council and Planning Commission direction to evaluate and improve the code
- Purpose:
 - Remove inconsistencies
 - Raise expectations to match other jurisdictions'
 - Promote livability throughout the City



Residential Standards Project

What is this project about?

- Infill housing design.
- How people can modify existing homes.
- What forms multifamily housing can take.
- Good governance – “cleaning up” the code.



Project History



Steering Committee	Public Hearings
Planning Commission	
City Council	



● = project discussed during regular meeting

★ = stakeholder meetings – small groups

 = stakeholder interviews

What we heard

- Balance community values and property rights
- Maintain affordability (not cheap!)
- Encourage sustainable development
- Embrace eclecticism
- Respect existing development
- Allow more options for ADUs
- Apply design standards to some home additions
- Allow a range of multifamily development types
- Add design standards for garages
- Add design standards for multifamily development



Community Outcome

Zoning code amendments that are:

- Smart
- Flexible
- Local



(No zone changes or density increases.)



Residential Standards Project

Policy questions include...

- Should design standards apply to proposed home expansions?
- Should the City allow larger accessory structures?
- Have we identified all pertinent issues to address?
- Do you have additional comments, concerns, or questions?



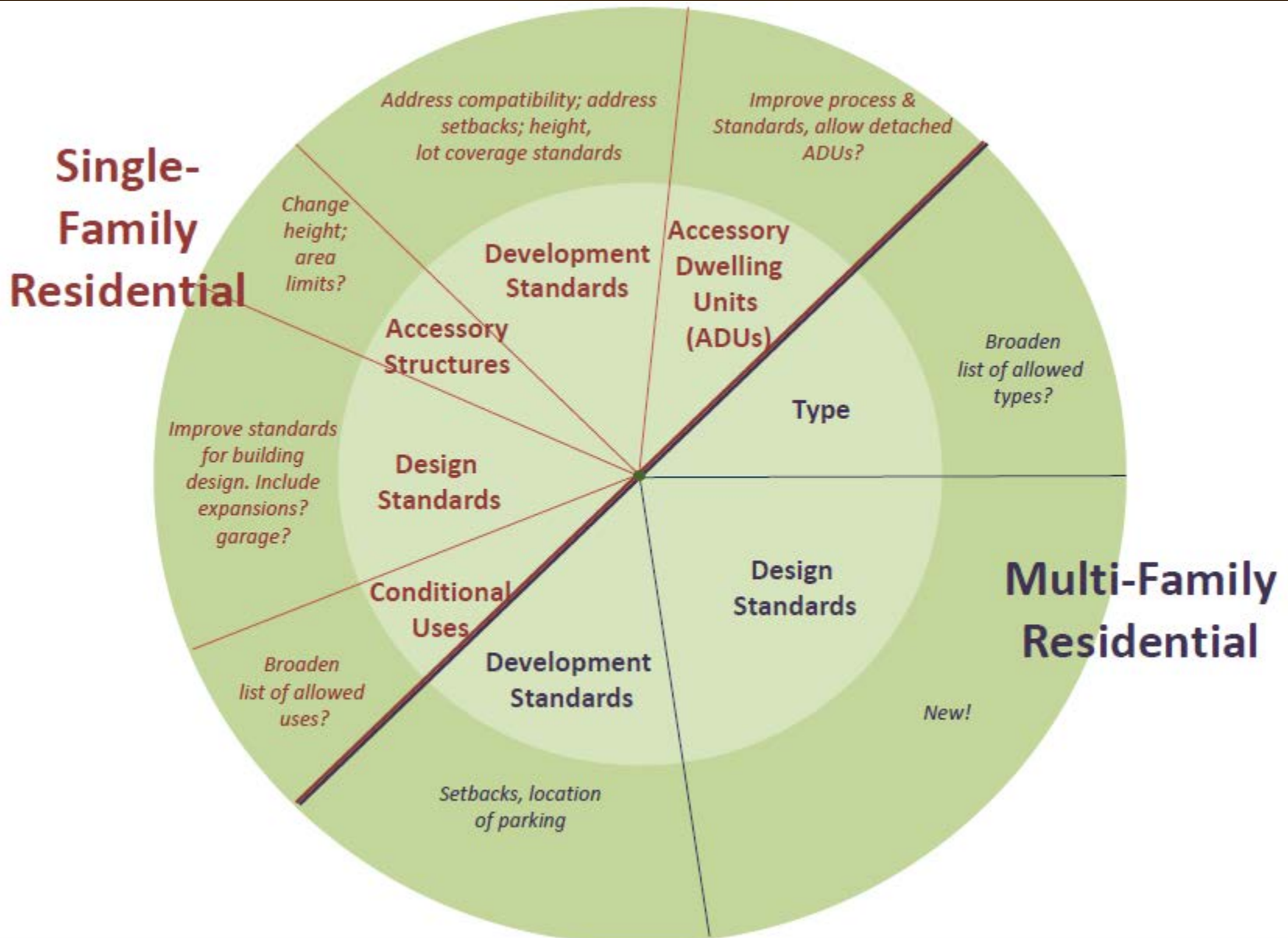
Next Steps

- Provide comments tonight





Project Scope of Work



Policy Goals

- Support neighborhood livability.
- Be easy to understand and implement.
- Be style-neutral.
- Be flexible.
- Be meaningful.
- Support good design without being cost prohibitive.

