



FREQUENTLY ASKED QUESTIONS DOWNTOWN PLAN & CODE AMENDMENTS

Where would the proposed regulations apply?

The proposed revisions are limited to the “downtown zones,” roughly those areas east of McLoughlin Blvd, south of Hwy. 224, west of 21st Ave, and north of Lake Rd. See below.

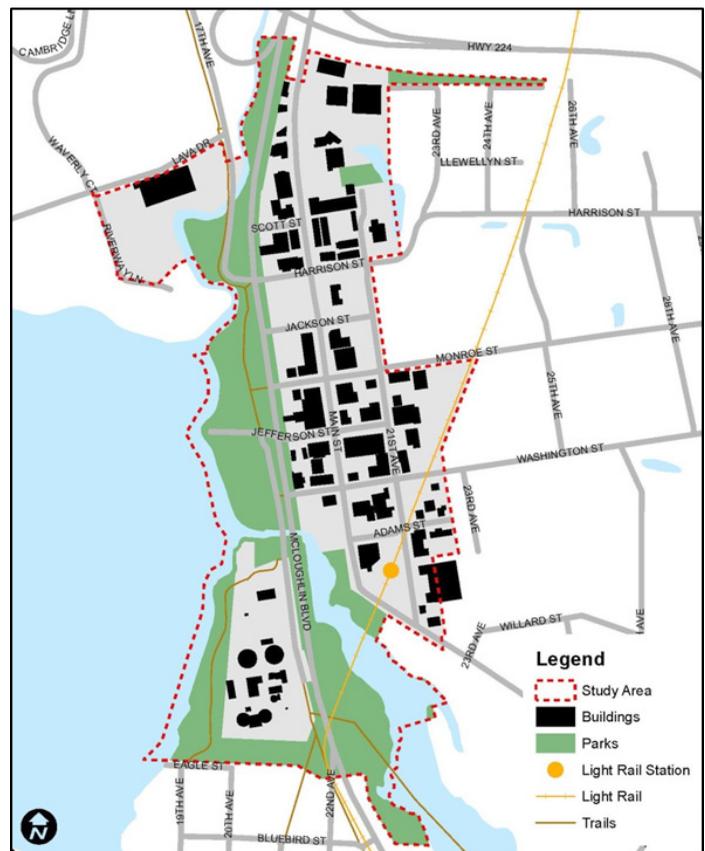
What are the primary changes that would result from the proposed regulations?

- Establish new pedestrian-friendly requirements for new buildings
- Streamline the downtown zones and make standards more consistent throughout downtown
- Permit a broader range of uses downtown, especially on Main St – this will result in fewer nonconforming or “grandfathered” uses as well
- Require off-street parking only for residential development
- Provide a more streamlined land use review option

How will this affect me?

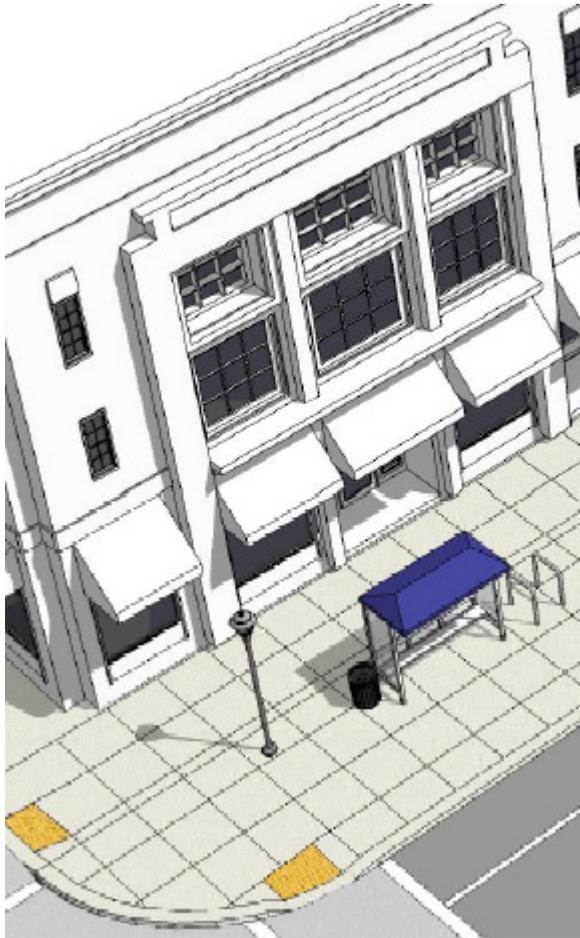
The proposed regulations will only apply to new construction and expansions or significant remodels of existing buildings. The new rules will not be retroactive.

- If you are a **property owner**, the proposed regulations will make it easier for you to develop your property and provided clearer standards for building design.
- If you are a **building owner**, the proposed regulations will make it easier for you to upgrade your building and will allow for a broader range of tenants in ground floor spaces on Main St.
- If you are a **business owner**, the proposed regulations will make it easier for you to expand your business and will allow you to locate in more areas in downtown.
- If you are a **developer**, the proposed regulations will clarify the community’s expectations for new buildings in downtown and provide a streamlined land use approval process for new development.



Why is the City pursuing these changes?

City staff has heard from downtown business and property owners that the existing regulations are too restrictive regarding what types of businesses are allowed downtown and where they can locate. City staff has also heard from potential developers that the current regulations discourage new development because of the level of uncertainty inherent in the land use approval process. The existing regulations are also very confusing, because there are 5 zones in the downtown area and the regulations are different depending where a building or business is located.



What are the key goals of this project?

This project is about implementation – making sure that the planning results in actual changes on the ground. The key goals of the project are to remove barriers, create incentives, and encourage good things to happen downtown. The project aims to implement these goals by clarifying existing regulations, providing more flexibility, ensuring new development is attractive and pedestrian-friendly, and streamlining the review process.

Will the proposed regulations increase density?

No. This project does not change the existing minimum density requirements in downtown.

Will the proposed regulations increase building heights?

No. In fact, the proposed regulations would reduce building heights in much of downtown.

Will the proposed regulations apply to residential neighborhoods near downtown?

No. The proposed regulations would only apply to properties currently located in the downtown zones. They will not apply to any properties outside of the project boundary.

What kind of outreach has the City pursued regarding this project and the proposed regulations?

The project team conducted interviews, developer roundtables, assembled an advisory committee consisting of representatives from all NDAs and the downtown business community, held several public events, and more. A summary of the public involvement can be found at <http://www.milwaukieoregon.gov/planning/community-involvement-and-outreach-0>.

Where can I learn more?

If you have specific questions or comments, please contact Li Alligood, Project Manager, at 503-786-7627 or by email at alligoodl@milwaukieoregon.gov. You can also visit the project website at <http://www.milwaukieoregon.gov/planning/movingforward>.



CONTACT INFORMATION

Li Alligood, Project Manager
alligoodl@milwaukieoregon.gov
(503) 786-7627

For more information about the City,
please visit our website at
www.milwaukieoregon.gov.