

# 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 AND OTHER PROPERTIES

(Land Use File #CPA-14-02/ZA-14-02)



**MILWAUKIE**  
*Dogwood City of the West*

## 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 affect properties within the downtown zones (*shown on map at right*). This notice is being sent to owners of property in Milwaukie's downtown zones, and to tenants in downtown buildings. The City of Milwaukie has determined that adoption of this ordinance may affect the permissible uses of your property, and other properties in the affected zone, and may change the value of your property.

## HOW THE PROPOSED REGULATIONS MIGHT AFFECT YOUR PROPERTY

The land use regulations will revise the standards for downtown development and design, as well as land use review procedures for new development or additions. If you are considering development or redevelopment of a property in downtown, the proposed regulations may affect the standards the project is subject to and the process it would have to go through to gain approval.

## WHY THE CITY IS PROPOSING NEW REGULATIONS

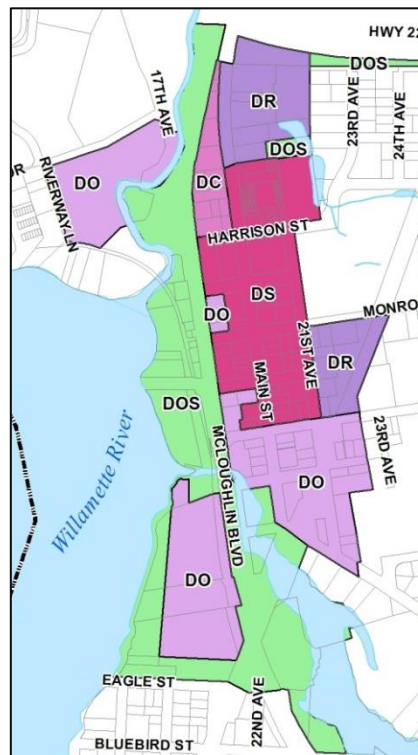
The regulations guiding development in downtown were adopted in 2000. Since that time, downtown property owners; downtown business owners; staff; and City leaders have recognized that the code, while its ultimate goals of a vibrant, pedestrian-friendly downtown remains valid, was actually preventing the type of development the community wanted to see downtown. As a result, the City is proposing to change its land use regulations, which are located in Title 19 of the Milwaukie Municipal Code, to revise the City's downtown use, development, and design standards and land use review procedures to remove barriers to realizing the community's vision for downtown.

## THE PUBLIC PROCESS TO DATE

City Council directed the City's Planning Department to begin this project in early 2013. These proposed regulations are the result of a 16-month long project to update the City's downtown regulations and land use review procedures. To date, City staff has conducted interviews with community members; held four public events; and provided 8 staff updates to the Planning Commission. In September 2013, staff convened an 18-member project advisory committee (PAC) to guide the project policy. A full description of public outreach activities to date is located at [www.milwaukieoregon.gov/planning/community-involvement-and-outreach-0](http://www.milwaukieoregon.gov/planning/community-involvement-and-outreach-0). Although a great deal of work has been done, the project is ongoing and there are still opportunities for participation and comment.

## HOW TO LEARN MORE ABOUT THE PROPOSED REGULATIONS

- Project information is available at [www.milwaukieoregon.gov/planning/downtown-plan-and-code-refresh](http://www.milwaukieoregon.gov/planning/downtown-plan-and-code-refresh).
- The proposed regulations, all supporting documents, and all applicable City ordinances are available for inspection at the Johnson Creek Facility (6101 SE Johnson Creek Blvd), or online at [www.milwaukieoregon.gov/planning/current-and-proposed-policies-1](http://www.milwaukieoregon.gov/planning/current-and-proposed-policies-1). Copies of the materials are available at a reasonable cost.



## WHO TO CONTACT WITH QUESTIONS

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### **SUMMARY OF PROPOSED CHANGES**

- The regulations apply to new construction and street-facing additions in the downtown zones.
- The four DC, DO, DR, and DS zones would be combined into one Downtown Mixed Use (DMU) zone
- Allowed uses for Main Street storefronts would expand from restaurant and retail to also include offices and personal/business services uses such as hair salons and dry cleaners.
- Proposed revisions to development standards include:
  - Reducing allowed building heights in much of downtown, with an allowance for height increases for the provision of residential units and additional open space.
  - Increasing minimum floor area (FAR) in the former DC and DO zones
  - Expanding the areas where new construction would be required to build to the sidewalk ("build-to line")
  - Removing off-street parking requirements for non-residential development and establishing requirements for residential development where they do not currently apply
  - Prohibiting surface parking lots within 50 ft of Main St
- Proposed revisions to design standards include:
  - Expanding the number of pedestrian-friendly design features for new buildings
  - Expanding the requirement for ground floor windows and doors beyond Main St
  - Establishing a new requirement that new buildings occupy a certain percentage of the lot frontage
  - Requiring the provision of open space for new development
- Proposed revisions to land use review procedures include:
  - Providing a streamlined review process for new development or expansions that meet all of the new design standards, and for nonconforming situations proposing to come closer into conformance with standards.

## HOW TO COMMENT ON THE PROPOSED REGULATIONS

The Milwaukie Planning Commission will hold a public hearing on the proposed changes (Land Use File #CPA-14-02/ZA-14-02) at the date, time, and location listed below:

**Date:** Tuesday, January 13, 2015  
**Time:** 6:30 p.m.  
**Location:** Milwaukie City Hall – 10722 SE Main Street – Council Chambers, 2nd floor

The materials provided to the Planning Commission for the hearing will be available at 8:00 a.m. on Wednesday, **January 6, 2015**, at the Planning Department (6101 SE Johnson Creek Blvd), Ledding Library (local information shelf), City Hall (10722 SE Main St), and online at [www.milwaukieoregon.gov/planning/planning-commission-118](http://www.milwaukieoregon.gov/planning/planning-commission-118). If the Planning Commission recommends approval, the proposed regulations will be considered for adoption by the Milwaukie City Council at a future public hearing. Additional Planning Commission hearings are scheduled for **January 27, February 10, and February 24, 2015**.

**The Planning Commission is interested in hearing your comments on this proposal.** You are invited to attend the hearings and/or submit written comments to the Planning Department at [alligoodl@milwaukieoregon.gov](mailto:alligoodl@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.*