

## MOVING FORWARD MILWAUKIE: ENHANCING OUR COMMERCIAL DISTRICTS

### Proposed Downtown Milwaukie Plan and Code Amendments – Summary of Key Changes

We heard from you that you want downtown to be pedestrian-friendly, attractive and vibrant, amenity-rich, and connected to the river.

These changes, and others, will help us to:

- Address long-standing regulatory issues
- Make sure we are well-positioned for growing interest in downtown Milwaukie



#### PEDESTRIAN FRIENDLY DESIGN

- **Building Height**
  - Revise maximum building heights to ensure that new buildings will be of an appropriate scale to existing buildings Downtown.
- **Connect buildings to the street**
  - Establish build-to lines and frontage occupancy requirements. Expand build-to lines beyond Main St. to the key pedestrian streets of Harrison St., Monroe St., Washington St., Adams St., and the west side of 21<sup>st</sup> Ave.
- **Ground Floor Transparency**
  - Expand existing standards for ground floor transparency (windows and doors) to more areas of Downtown.
  - Establish weather protection standards throughout Downtown.
- **Surface parking lots**
  - Prohibit surface parking lots on Main Street north of Harrison Street.

#### ATTRACTIVE AND VIBRANT

- **Allowed uses**
  - Expand the range of allowed uses on the ground floor throughout Downtown, especially on Main Street
- **Design standards**
  - Expand existing design standards in Downtown to require building façade design and a wider variety of roof styles.
- **Residential height bonus**
  - There is an opportunity for a height bonus if buildings devote at least one floor or 25% of the gross floor area to residential uses.
- **Open space and green building FAR bonus**
  - There is an opportunity for a floor area ratio (FAR) bonus for buildings that dedicate additional public open space or receive green building certification.
- **Pedestrian friendly open space**
  - When a building is set back from the sidewalk, at least 50% of the setback area shall be usable public open space.
- **Off-street parking**
  - Off-street parking is only required for residential uses. All other uses are exempt from the off-street parking requirements.

#### INCREASED CLARITY AND FLEXIBILITY

- **Streamlined review process**
  - Create a new Type II administrative design review process for proposals that comply with all design standards.
- **Consistent zoning throughout Downtown**
  - Combine four commercial Downtown zones into one mixed use zone. Requirements will be consistent across Downtown.
- **Fewer non-conforming or "grandfathered" businesses** makes it easier for existing businesses to expand.

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