

# NEIGHBORHOOD HUBS PROJECT

*City of Milwaukie Comprehensive Plan Update*

## What is a Neighborhood Hub?

The idea for Neighborhood Hubs was developed by Milwaukie community members during the City's 2017 Community Vision and Action Plan. Neighborhood Hubs were envisioned as neighborhood gathering places and locations where residents have access to a variety of services or goods within walking or bicycling distance of their homes. Hubs were anticipated to vary in size and intensity. They could be as small as a neighborhood tool library (tool sharing) or as large as a cluster of mixed use buildings with housing above shops and services.

## What is the Process?

Over the next six months, the City will explore options for how to make the hub vision a reality. The work is part of the update to Milwaukie's Comprehensive Plan, which is a 20-year plan for the City. In April and May 2018, City staff and its consultant team attended Neighborhood District Association (NDA) meetings and held workshop sessions to generate a list of potential Neighborhood Hub locations. These are the places where people in each neighborhood could go to gather and socialize, shop, eat, or drink near their

### Neighborhood District Associations

*Neighborhood District Associations (NDAs) are the officially recognized voice of neighborhoods and provide an important avenue to participate in your community.*

*Every person who lives in Milwaukie city limits belongs to one of the City's 7 NDAs.*

Learn more about NDAs at:  
[www.milwaukieoregon.gov](http://www.milwaukieoregon.gov)



**Hub Example: Community Bicycle Repair Shed**

Source: [www.communitycyclingcenter.org](http://www.communitycyclingcenter.org)



**Hub Example: Small Cafe with Outdoor Seating**

Source: [www.timeout.com](http://www.timeout.com)

homes. City staff and its consultants will continue refining location and concept ideas for the hubs throughout the summer and fall.

## Who Will Develop These Hubs?

Most of the development of these hubs concepts will happen through private development. However, it is important for the City to have a community-supported plan of action to help guide and spur the creation of the hubs. The City is not planning on buying property. Instead, as time goes on, properties may sell and redevelop based on the hub concepts or be developed by current property owners. In addition, the City could support creation of the hubs through changes in its zoning code, development and co-funding of public facility improvements, and/or coordination with private property owners, developers and/or neighborhood groups and residents.

## When Will This Happen in my Neighborhood?

An example of how a hub could evolve over time could begin with a “pop-up” in the short term (1-5 years). These small-scale “pop-ups” could be for retail carts, food-carts/trucks, a small neighborhood farmers market, or more. Over time, these pop-ups could become permanent and attract additional complementary development. As the hub expands, housing might be added thus providing additional customers for the further expansion of businesses serving the neighborhood (10 + years).

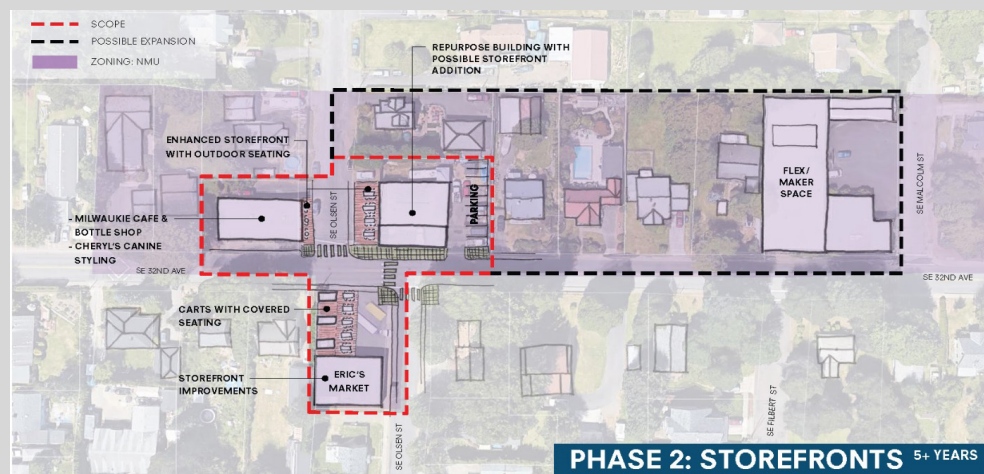
In general, most of the proposed hub locations are not dense enough or on streets that are busy enough to support redevelopment in a manner that provides a full range of commercial services. In recognition of this, the City’s planning team is proposing a model that would allow hubs to evolve and expand slowly over time as demand increases. If demand does not increase, hubs may remain relatively modest in size in many areas.

**Phase 1 shows the short-term redevelopment of a hub through pop-up locations.**



**PHASE 1: POP UPS**

**Phase 2 illustrates how over time the pop-up locations spur permanent redevelopment.**



**PHASE 2: STOREFRONTS 5+ YEARS**

## How Can I Stay Informed and Involved?

Throughout this six month hub planning process, City staff and its consultants will be providing multiple outreach options for Milwaukie community members for input. Stay up to date on those outreach events at the Neighborhood Hubs project website at: [www.milwaukieoregon.gov/planning/neighborhood-hubs-project](http://www.milwaukieoregon.gov/planning/neighborhood-hubs-project).

For more information beyond the website, please feel free to contact us at:  
**E-mail:** [plan@milwaukieoregon.gov](mailto:plan@milwaukieoregon.gov) or **Phone #:** 503-786-7627