

NEIGHBORHOOD HUBS TYPOLOGIES

MARCH 2019

EXISTING CONDITIONS

OPPORTUNITY SITE

Opportunity sites are locations that have been identified as potential hubs. They generally do not have existing neighborhood commercial uses and if they do, they may not conform with the development code in some manner.



Opportunity Site Example: Milwaukie Floral on Lake Road. Currently zoned R-7, residential. Not a commercial zone.

UNDERPERFORMING SITE

The Underperforming Hub generally consists of one or more small neighborhood-oriented convenience shops. The shops generally serve the immediate surrounding area and may sell convenience goods or provide services such as a laundromat. The neighborhood node may also be a location for an independent coffee shop or a coffee shop that is accessory to another use. These uses are generally small in site size and often provide limited off-street parking. This hub most likely has vacant, underutilized buildings or has been identified by the community as an area where they would like to see more commercial uses and/or gathering spaces.



Underperforming Hub Example: 32nd Ave at Olsen St. A mix of vacant buildings with some commercial activity.

HUB TYPOLOGIES

GATHERING/EVENT SPACE

The Gathering/Event space is typically a space that is publicly owned, an institution, or a non-profit without a commercial component. Examples could include parks, schools, community centers, etc. These spaces offer opportunities for neighborhood meetings, concerts, community gardens, tool libraries, and similar uses.



Gathering/Event Space Example: Community Garden on the Hector Campbell school grounds.

MICRO-HUB

The Micro-Hub provides an opportunity to site what are typically temporary uses that may only exist in the space for the day, once a week, for a few months, and/or are not a traditional brick and mortar store. They may share a space, like in a parking lot, of an existing use. Examples could include food carts/trucks, craft/art carts, weekly farmers market, a neighborhood tool shed, or a neighborhood bike repair stand.



Micro-Hub Example: Community bike repair shed.

TRANSITIONAL HUB

The Transitional Hub is an Underperforming Hub coupled with a Micro-Hub offering a variety of uses or services. This combination is a way to enhance and transition the underperforming hub without requiring permanent improvements or parking facilities. They are envisioned as a way to encourage the expansion of services at an existing hub so that permanent improvements will follow.



Transitional Hub Example: Lents Neighborhood International Farmers Market. Using a vacant site, it is set up next to other brick and mortar businesses.

NEIGHBORHOOD HUB

This type of hub provides a cluster of three or more small commercial businesses. These businesses typically provide small-scale, convenient services to nearby neighbors and may include a convenience store, coffee shop, a salon, a florist, a book store, or a similar use. The Neighborhood Hub typically will consist of one-story buildings with some off-street parking. The Neighborhood Hub may be surrounded by single family development.



Neighborhood Hub Example: Small-scale commercial buildings clustered together surrounded by single-family homes in NE Portland.

NEIGHBORHOOD MIXED USE HUB

This typology represents an area with a cluster of larger commercial uses and businesses. These businesses typically provide services to the surrounding neighborhood, but may also attract those from all over the city. Examples could include a restaurant/café, a small-scale grocery store, a brewery/pub, offices, etc. A Neighborhood Mixed Use Hub may also include housing. This type of hub is generally located in proximity to medium or high-density housing.



Neighborhood Mixed Use Hub Example: Sellwood Library with apartments above on a higher traffic street with apartment buildings nearby.

MIXED USE CENTER

This typology is for an area that provides a mix of retail, commercial, and housing in a denser environment. An example could be a 3-story building with a coffee shop and retail business on the bottom and housing and/or office space on the 2nd and 3rd floors. This area is intended to hold multiple retail or commercial businesses along with multi-family or attached housing. This type of center is typically in an area where there is higher density, more traffic, and easy access to transit.



SHORT AND LONG-TERM TYPOLOGIES

HUB	EXISTING TYPOLOGY	SHORT-TERM TYPOLOGY (5-10 Years)	LONG-TERM TYPOLOGY (10-20 Years)
#1 Downtown Milwaukie	Mixed Use Center	Mixed Use Center	Mixed Use Center
#2 Island Station (Bluebird St. & 22nd)	Underperforming Hub	Transitional Hub	Neighborhood Hub
#3 Lake Road (Milwaukie Floral)	Opportunity Site	Transitional Hub	Neighborhood Hub
#4 Lake Road (Lake Rd & Freeman)	Opportunity Site	Micro-Hub and Gathering/Event Space	Micro-Hub and Gathering/Event Space
#5 Linwood (Railroad Ave & Linwood)	Underperforming Hub	Transitional Hub	Neighborhood Hub
#6 Linwood (Wichita Town Center & Wichita Community Center)	Neighborhood Mixed Use Hub and Gathering/Event Space	Neighborhood Mixed Use Hub and Gathering/Event Space	Neighborhood Mixed Use Hub and Gathering/Event Space
#7 Hector Campbell (Sunny Corner Market)	Underperforming Hub	Transitional Hub	Neighborhood Hub
#8 Hector Campbell (42nd Ave - King Rd to Monroe)	Neighborhood Mixed Use Hub	Neighborhood Mixed Use Hub	Neighborhood Mixed Use Hub
#9 Lewelling (Vacant Building at Standley & Hazel Pl & Ball-Michele Park)	Opportunity Site	Transitional Hub	Neighborhood Hub
#10 Ardenwald (32nd Ave & Olsen St)	Underperforming Hub	Transitional Hub	Neighborhood Hub
#11 Ardenwald (Roswell Market)	Underperforming Hub	Transitional Hub	Neighborhood Hub
#12 Hector Campbell (Campbell Community Garden)	Gathering/Event Space	Gathering/Event Space & Micro-Hub	Gathering/Event Space & Micro-Hub
#13 Lewelling (Johnson Creek & Stanley Ave)	Underperforming Hub	Transitional Hub	Neighborhood Hub