

NEIGHBORHOOD HUBS SURVEY SUMMARY REPORT

SEPTEMBER 2018



INTRODUCTION

On August 1st, 2018 the City of Milwaukie opened an online survey about the Neighborhood Hubs project, a concept that is aimed at creating “hub” locations for community members to gather and interact with each other within walking or bicycling distance from their home. The intent of the survey was to:

1. Find out if the proposed Neighborhood Hubs concept was supported or opposed by the Milwaukie community.
2. Figure out if the proposed locations were in the right spots.
3. See if the proposed concepts and locations for each neighborhood were heading in the right direction and made sense to those that work or live in those areas.

The survey closed on August 27th with a total of 396 responses. Not every question was answered by each survey respondent, but it had a 75% completion rate. The total number of responses to each question will be provided throughout the summary report.

Overall Themes

The results were able to show some overall themes come up throughout the survey about the Neighborhood Hubs concept. Those themes are shown below:

- Overall, many people are excited about the proposal and have suggestions for the types of shops and services they want to see in their neighborhood.
 - Respondents especially supported increasing walkability and bikeability to access hubs.
- Those who opposed are concerned with impacts to the quality of life in their neighborhoods (i.e. noise, congestion, commercial activity, increased density/rowhouses).
 - Most common concerns include traffic/congestion, parking, and pedestrian safety.
 - Displacement of existing residents (through demolition or gentrification) is a consistent concern across neighborhoods, as is the displacement of or loss of income for existing businesses. This was especially the case where maps indicated a specific structure being replaced.
- Respondents in every neighborhood area mentioned the need for additional grocery store/market options in the city.
- The hub with the highest amount of concerns was Linwood, where concerns center around the Linwood & Railroad intersection, traffic/congestion, and pedestrian safety.

Specific concerns and/or themes for each hub location can be found below in the summary report.

OVERALL SATISFACTION WITH THE HUBS CONCEPT & LOCATIONS

Support for the Neighborhood Hubs concept was overwhelming with 85% of the responses choosing to strongly support or support it. A majority of the respondents answered this question with a total of 391 responses out of 396.

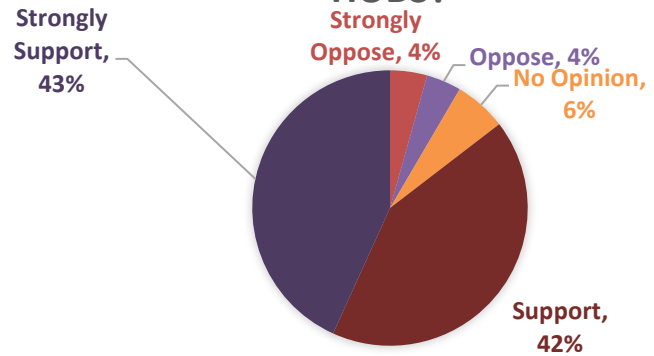
Respondents were asked to provide any comments or suggestions for the hubs concept and locations. Those combined responses will be shown below in Table 1. Those comments will be categorized with the top 3 most repeated comments from the respondents.

Locations

Question 2 asked respondents to provide answers and feedback based solely on the locations of the proposed hubs. Again, this question also received a majority in support with 75% of the respondents selecting either strongly agree or agree.

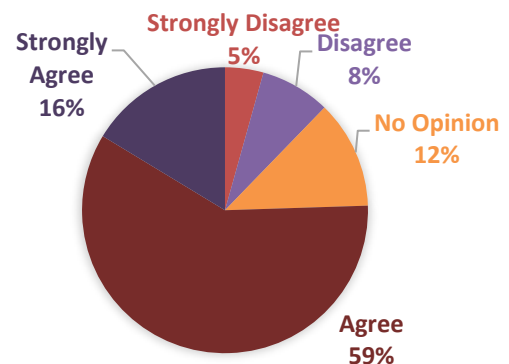
When asked to provide any comments or suggestions regarding the hubs concepts and locations, those open-ended comments were categorized into a theme or idea. Each open-ended comment that contained one of those themes or ideas were then counted. The top 3 most counted theme/idea for support, neutral, or against are below in Table 1.

Q1: DO YOU SUPPORT THE CONCEPT OF NEIGHBORHOOD HUBS?



Total Responses: 391

Q2: ARE THE IDENTIFIED LOCATIONS GENERALLY IN THE RIGHT LOCATIONS?



Total Responses: 392

Table 1: Top 3 Most Repeated Themes/Ideas for the Hubs Concept and Locations

Support	Neutral	Against
Support of increase in walkability and bikeability	Hubs should support/maintain neighborhood feel, cater to existing residents	Traffic/congestion concerns
Add grocery stores	Difficulty reading map	Prefer a different location (no specific alternative given)
Build on existing amenities at proposed hubs	Concepts/locations should be flexible over time	Too many hub locations

For specific comments on new locations or about the proposed locations within Milwaukie city limits, they've been combined below in Table 2. Those comments with a “*” mean that this location comment was brought up by more than one respondent.

Table 2: Location Specific Comments

Historic Milwaukie	Consider Milwaukie High School as a hub location
	Consider moving Farmers Market to Albertson's parking lot
	Connect Adams St downtown to Railroad Ave
Island Station	Create an underpass for Bluebird St at the railroad crossing at 21 st Ave
	Include the building at Bluebird St and 22 nd Ave into hub #2
	Include the triangle lot along McLoughlin Blvd
	Consider a pedestrian bridge over McLoughlin Blvd
Lake Rd	Consider a hub closer to North Clackamas Park (e.g. between the park and Oatfield St) *
	Consider a hub at Lake Rd & 33 rd Ave
	Eliminate #3
	Northwestern Lake Rd neighborhood is underserved
	Move Lake Rd & 33 rd Ave to Washington St and 32 nd Ave
	#3 is a more ideal location for a hub than #4 for the Lake Road neighborhood

	Consider Century Park (35 th Ave & Sellwood St) for a neighborhood hub
	#4 will only draw people from the south side
	Include an activated-signal pedestrian crossing at Rowe Middle School
	Include the tree farm in future expansion of the community park
	Consider allowing pop-ups near Highway 224 by Oak St as well
	Address congestion at Oatfield St intersection
	Consider additional hub locations near Washington St or some of the connecting streets from Lake to Washington, or at Century Park at 35 th Ave and Sellwood St
Linwood	Consider a hub near the large green space along Stanley Ave, across the entrance of Sundial Ct
	#5 and #6 may attract more non-tax payers than neighborhood residents
	Opposed to Linwood & Railroad hub due to intersection concerns *
	Prefer Wichita Center as a hub location *
	Improve current at-grade railroad crossing at Lake/Harmony & Railroad Ave*
	Consider a mid-block crossing for Linwood south of the Linwood Ave/King Rd intersection
	#5 is divided by 2 busy streets
	Consider a brewery in the lot at Stanley Ave and Railroad Ave, south of the rehab building
	Consider adding the CCC Harmony Rd campus to these discussions
	Consider a trailhead to Three Creeks Natural Area between Harmony Rd and the railroad tracks
	Increase accessibility to Line 34 bus stops
Hector Campbell	#7 and #8 are too close *
	Move #8 north more *

	<p>Consider the upper field of Hector Campbell Elementary *</p>
	<p>#7, Home St and Monroe St location, has a City of Milwaukie sewer lift station. It is regularly checked 3 times a week and requires 24/7 access. Odor may be an issue and may be needed for emergency access</p>
	<p>Move #7 west a little</p>
	<p>Consider Chapel Theater (4107 SE Harrison St) as a hub for Hector Campbell</p>
	<p>Eliminate #7</p>
	<p>Consider hub at King Rd and 42nd Ave or 43rd Ave *</p>
	<p>Consider a hub at Harrison St and 42nd Ave instead</p>
	<p>Consider including 42nd Ave from Jackson to King Rd in hub area</p>
	<p>Consider adding retail across from Milwaukie Community Center</p>
	<p>Prefer Chapel Theatre for hub location over Milwaukie Community Center</p>
	<p>Include Grace Pointe Church in concept</p>
Lewelling	<p>Lewelling is underserved *</p>
	<p>Consider a hub along Johnson Creek Blvd (near Brookside St, 42nd Ave, or 45th Ave) *</p>
	<p>#9 may attract more non-tax payers than neighborhood residents</p>
	<p>Increase Stanley Ave and grow the hub towards the Springwater Corridor</p>
	<p>Unsure that Ball-Michel Park is the best location for pop-ups/hub *</p>
	<p>Consider the pole barn on the property off of Melody Ln as a hub location</p>
Ardenwald-Johnson Creek	<p>Consider the vacant lot on 32nd and Roswell St</p>
	<p>Consider moving #10 a little farther south, closer to Harrison St</p>
	<p>#10 seems too residential, possibly move it toward King Rd</p>
	<p>Move #10 north on 32nd Ave</p>

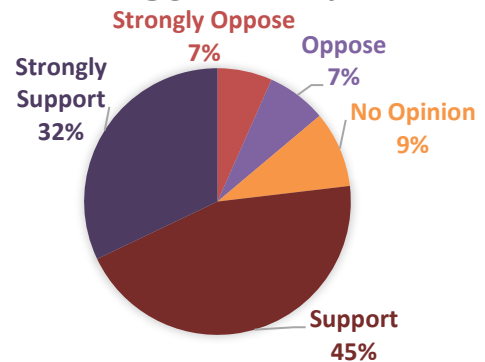
	Consider City's own sites (e.g. water and utility building at the intersection of 40 th Ave and Harvey St)
	Consider including the Luther Davis site
	Consider improving the 32 nd Ave and Johnson Creek Blvd intersection
	There should be a safe place to get from the last two community centers closest to Johnson Creek Blvd
Location not Specific to a Neighborhood	Add a third hub between #9 and #10*
	Consider a hub on the north end of Milwaukie, between #9 and #10 and maybe slightly farther north
	#9 and #10 should be closer together
	Add a hub in northern central Milwaukie
	Consider Wichita Center as a hub location to serve Linwood, Hector Campbell, and Lewelling
	Consider a hub in the North Milwaukie Innovation Area (NMIA) area

Evolution Concepts

In addition to the questions about the hubs concept and the locations, the survey also depicted a possible evolution of a hub over 10+ years. This question received a majority of support with 77% of respondents selecting either strongly support or support.

The respondents were also asked to provide any comments or suggestions on this idea. Table 3 shows the top 3 most repeated comments in support, neutral, or opposed (see below).

Q3: DO YOU SUPPORT THE EVOLUTION CONCEPT AS ILLUSTRATED?



Total Responses: 346

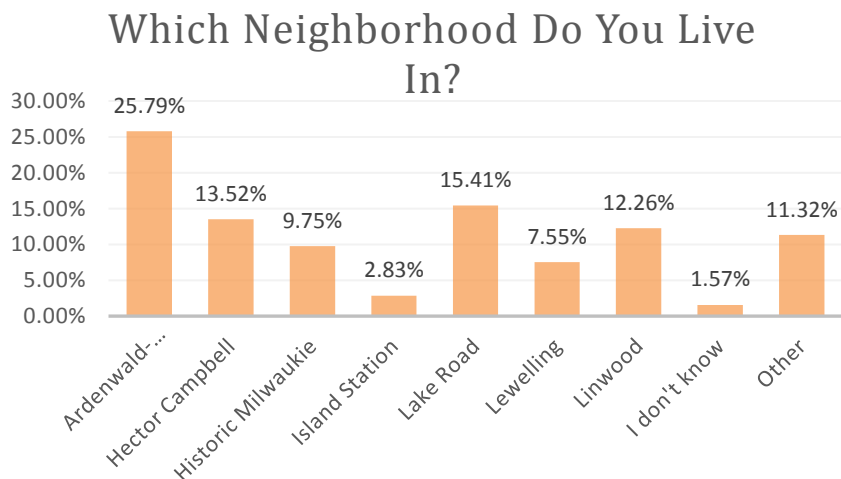
Table 3: Top 3 Most Repeated Themes/Ideas for the Evolution of Hubs

Support	Neutral	Opposed
Add grocery stores	Concepts/locations should be flexible over time	Concerns about increased density (e.g. adding rowhouses, apartments)
More local/small businesses at hubs	Prefer faster implementation	Concerns about displacing current businesses in hub areas
Increase dining options	Hubs should support/maintain neighborhood feel, cater to existing residents	Concerns about displacing current residents/removal of homes in hub areas

CONCLUSION

The Neighborhood Hubs Project survey gives a good insight into the feelings of the Milwaukie community regarding the hubs concepts and locations. Overwhelmingly, the respondents were in support of the project with each question receiving at least 75% in strong support and support. As this survey was ultimately to determine if the City and its consultants were heading in the right direction with the project, the results show it is both headed in the right direction and is strongly supported.

Next steps from this survey will be to look over these most repeated themes/ideas and the location specific comments. They will help to determine where refinement may need to be made in regards to hub ideas or locations. Once refinement has been completed, City staff and the consultants will continue working on an economic analysis of the proposed hubs and eventually go back out to the Milwaukie neighborhoods and community to continue discussion.



The graph to the left shows the percentage of those who chose to answer the question. It may be indicative for the size in population of each neighborhood versus neighborhood participation.

APPENDIX A:

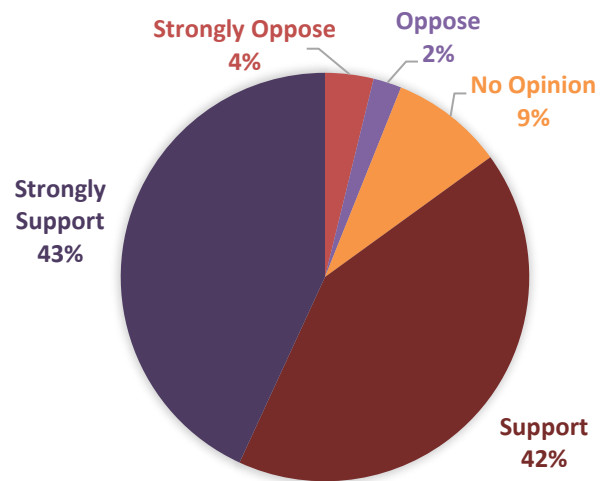
SATISFACTION OF NEIGHBORHOOD SPECIFIC CONCEPTS

This section of the appendix to the summary report goes into more detail regarding the comments and responses for each specific neighborhood. Similar to the analysis done above, each section lists how supportive the respondents are to the neighborhood specific concepts and then the top 3 most repeated themes/ideas seen from the open-ended comments given in the survey.

Historic Milwaukie

Support
Increase dining options
Add grocery stores
Support increase in walkability and bikeability
Neutral
Difficulty reading map
Prefer City also support existing struggling businesses
Prefer delaying downtown hub until other downtown development is finished
Opposed
Parking concerns
Concerns about relocation of Farmer's Market
Traffic/congestion concerns

Q4: DO YOU SUPPORT THE HISTORIC MILWAUKIE CONCEPTS?

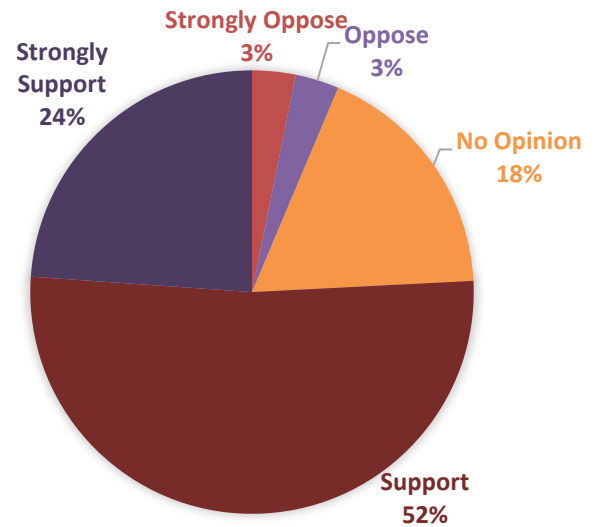


Total Responses: 313

Island Station

Support
Create/enhance pedestrian connectivity and safety
Enhance dog access/amenities
Support increase in walkability and bikeability
Neutral
Difficulty reading map
McLoughlin traffic is a deterrent to shopping in this area
Consult with ODOT in planning hubs
Opposed
Traffic/congestion concerns
Parking concerns
Pedestrian safety concerns

Q5: DO YOU SUPPORT THE ISLAND STATION CONCEPTS?

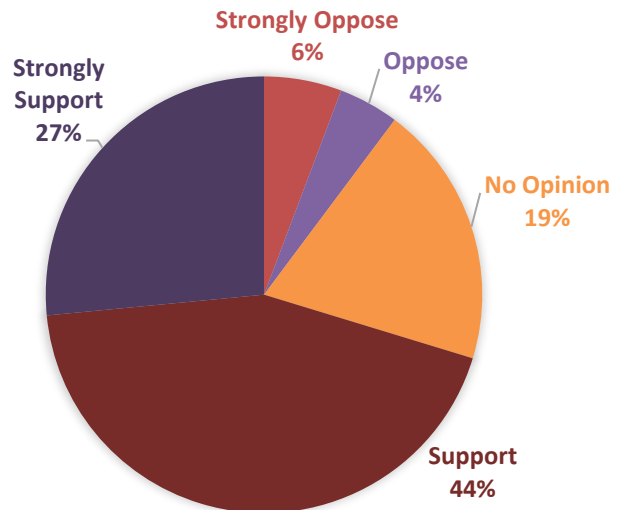


Total Responses: 314

Lake Road

Support
Increase dining options
Create/enhance pedestrian connectivity and safety
Enhance dog access/amenities
Opposed
Traffic/congestion concerns
Too many hub locations (i.e. choose one for this area)
Parking concerns

Q6: DO YOU SUPPORT THE LAKE ROAD CONCEPTS?

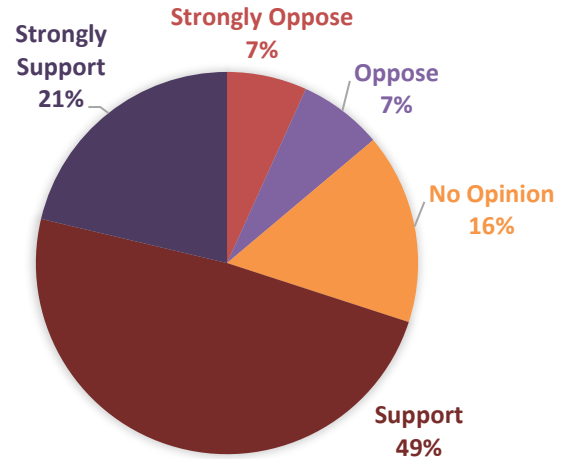


Total Responses: 313

Linwood

Support
Increase dining options
Create/enhance pedestrian connectivity and safety
Enhance dog access/amenities
Opposed
Traffic/congestion concerns
Pedestrian/cyclist safety concerns
Support existing businesses instead of adding hubs

Q7: DO YOU SUPPORT THE LINWOOD CONCEPTS?

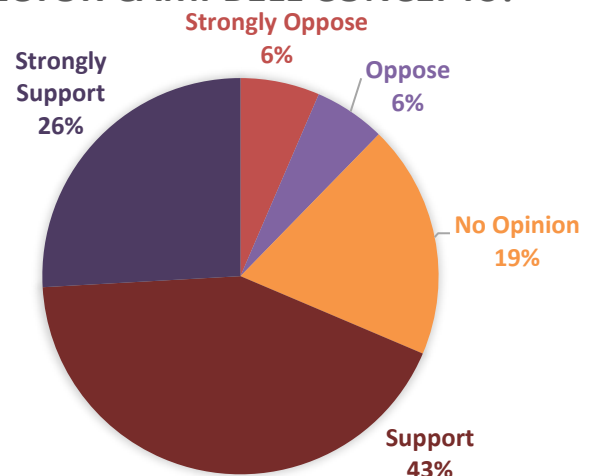


Total Responses: 310

Hector Campbell

Support
Add grocery stores
Increase dining options
Create/enhance pedestrian connectivity and safety (e.g. sidewalks)
Opposed
Focus on improving Safeway/adding grocery stores instead
Traffic/congestion concerns
Concerns about displacing current residents/removal of homes in hub areas

Q8: DO YOU SUPPORT THE HECTOR CAMPBELL CONCEPTS?

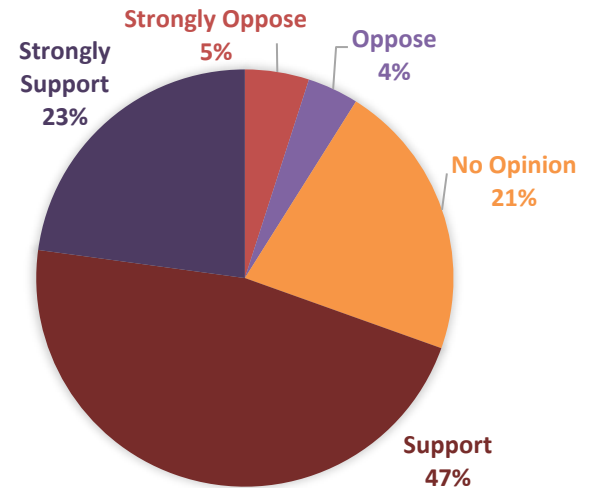


Total Responses: 309

Lewelling

Support
Include a tool library
Add community centers/gathering spaces (e.g. with live music)
Add grocery stores
Neutral
Support concept, but have concerns about Ball-Michel Park
Hubs should support/maintain neighborhood feel, cater to existing residents
Prefer City actively guides development of hubs
Opposed
Opposed to commercial activity in neighborhoods
Concerns about displacing current residents/removal of homes in hub areas
Not supportive of alcohol/marijuana establishments at hubs

Q9: DO YOU SUPPORT THE LEWELLING CONCEPTS?

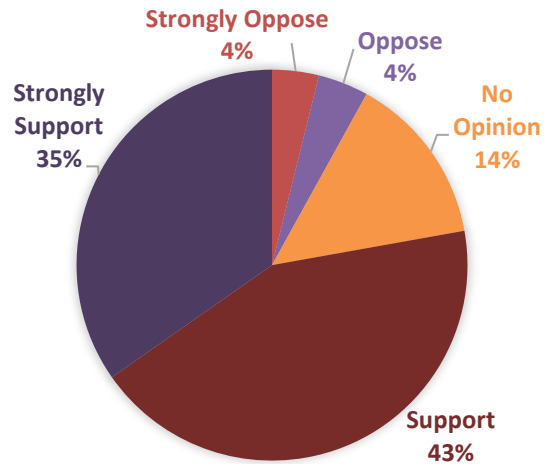


Total Responses: 302

Ardenwald Johnson-Creek

Support
Increase dining options
Add a natural foods/specialty grocery store
Increase retail options
Neutral
Like to see more options beyond food carts and restaurants
Prefer City actively guides development of hubs
Opposed
Support existing businesses instead of adding hubs
Concerns about displacing current residents/removal of homes in hub areas
Opposed to food carts

Q10: DO YOU SUPPORT THE ARDENWALD-JOHNSON CREEK CONCEPTS?



Total Responses: 311