

Historic Milwaukie NDA

June 12, 2023

In person at Milwaukie Floral, 3306 SE Lake Rd, Milwaukie and via Zoom

Present:

NDA Team: Vice Chair, Val Hubbard; Secretary, Debbie Liptan; Land Use Rep, Gary Klein (on Zoom) and Land Use Chair and Communications Rep, Zackary Pacholl

In Person Participants: Kelli Keener, Adam Heroux, Gabriella Cordova, Levi Barbany

Zoom Participants: Ceci Denovo

Presentations & Discussions

- Update on Neighborhood Hubs and Land Use Concepts- Adam Heroux, City of Milwaukie Associate Planner joined us to talk about two subjects, as shown. Neighborhood Hubs is an ongoing project the City has been working on for many years and is now taking up again after a hiatus for the pandemic. The presentation is attached to these minutes. There were a few questions having to do with outreach to the community for diverse input on the plans and about how the hubs were chosen and the mechanisms for supporting the development of the hubs. A question (unrelated to the Hubs presentation) about parking in downtown Milwaukie, especially the south end of Main St. and around Milwaukie Bay Park. Adam said he would report the concerns about parking to the appropriate staff in the city.

Adam also talked to us about how to use the occasional Land Use notices we receive in the mail. The most important note to remember is that, if we are concerned about something in the notice, we should respond as soon as possible to the officials in the notice. If we miss the deadline, we are out of luck! Adam passed out a handout with tips for understanding different Review Types, for writing testimony for a proposal and for providing testimony in person. A copy is attached to these minutes.

- 3 Goat Farm CSA - Gabriella Cordova and Levi Barbany talked to us about their farm and the CSA (Community Supported Agriculture). They are committed to regenerative farming practices that rebuild soil and bring back species diversity while growing nutritious and delicious food for health and wellbeing. Season subscriptions are still available and the orders are available for pickup weekly at Milwaukie Floral. Discounts are also available with SNAP. Check their link here for more info: <https://threegoatsfarm.com/>

Neighborhood Opportunities for Engagement

- Update on Downtown Art Mural Project and Graffiti Concerns - reports by Debbie Liptan Art Mural: Still doing some followup outreach to a couple of Main St businesses, but that might be longer term effort. Also, looking into older mural panels that used to be on the

Main St building that currently houses Sunshine Daycare and Cloud Pine Tea Shop. So far, we haven't been able to find what happened to them. The most promising development is with Milwaukie Academy of the Arts (MAA). Several meetings have been held with MAA Director, MAA Bd Press, and the Milwaukie Arts Committee. The vision would be to combine funds from all three organizations for a student project with a teaching artist. The first mural project would be on the south side of the Theatre Arts Bldg. The work on this idea continues.

Graffiti Concerns: After the concerns that were voiced at the May meeting, Debbie had a conversation with the City's Code Compliance Coordinator. We are developing a strategy to keep the City informed of any graffiti we, as citizens, come across in our daily walks around town. Stay tuned for more info.

- Historic Milwaukie Picnic and NY Eve Bing Drop announcements by Val Hubbard
Historic Milwaukie Picnic: for the first time since the pandemic began, we will hold our neighborhood picnic on September 11 at Scott Park, right by Ledding Library. Much more info will be coming in the next month or so. We will be looking for help with the picnic committee. Please reach out if you'd like to help.
NY Eve Bing Drop: Bing in the New Year for Dec. 31, 2023! The Milwaukie Arts Committee and the Milwaukie Historical Society have gotten several grants to pay for the commissioning of a large cherry sculpture (to be placed in the city sculpture garden), some interpretive panels about the history of the Bing Cherry, and an event to raise and lower the cherry on New Year's Eve in the style of a Times Square-style ball drop. We are in the early planning stages of the NYE event but we are trying to decide if we (HMNDA) to be involved, perhaps using the occasion for a fundraiser — maybe selling cherry pies or maybe a cherry pie baking (or eating) contest — or some other themed event. We are being given this opportunity, so need to decide if we have enough volunteers to make it a viable event.
- HMNDA Flag - Zackary Pacholl reported that we are working on some ideas for a neighborhood flag for our residents to vote on. Stay tuned!

HMNDA Current Business

- Land-use Updates - Zackary Pacholl and Val Hubbard: a recent update regarding Historic City Hall. At a recent hearing, the contractor described efforts to engineer the updates needed to restore the building to ensure it can qualify for the National Registry of Historic Buildings, which will protect it from being significantly deconstructed in the future.
- Approved - Minutes May '23



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What to do with a land use notification.

The land use notification process plays a crucial role in fostering transparency and community involvement in decisions that shape our built environment. As somebody interested in their community, it is essential to be aware of why these notifications are sent and how you can participate effectively in the review process. By understanding the purpose behind these notifications and taking appropriate action, you can make a meaningful contribution to the decision-making process that directly impacts the land use in your community.

Why We Send Notifications

Notifications regarding land use changes are sent to inform residents and stakeholders about proposed developments or alterations in land use regulations. State laws and the Milwaukie Municipal Code include detailed procedures for notifying relevant stakeholders based on the application's review type (discussed more below). The purpose is to ensure that all interested parties can provide feedback, express concerns, and offer support for the proposed changes. This notification process is designed to facilitate an open dialogue between decision-makers and the community, allowing for a more inclusive and comprehensive decision-making process.

What to Do with Notifications

Upon receiving a land use notification, it is essential to review the provided information carefully. Take the time to understand the nature of the proposed change, its potential impact on the community, and the relevant deadline for submitting feedback or attending public hearings. Consider discussing the notification with your neighborhood district association, or relevant stakeholders to gather diverse perspectives and insights. If you have concerns or questions, reach out to the Milwaukie Planning Division contact listed on the notification under *Staff Contact*. For Type III applications and above, there will be a public meeting, attending public meetings or hearings related to the proposed land use changes can provide an opportunity to engage directly with decision-makers and express your views.

Focus on the Approval Criteria

It is essential to review the approval criteria listed on the notification to gain a comprehensive understanding of the scope of the review process. Decision-makers can only evaluate a proposal based on the established approval criteria. It is crucial to recognize that not every aspect of a proposal is open for debate or discussion. By carefully examining the approval criteria, you can confine your comments and feedback to the available evidence and the specific factors that decision-makers will consider. This approach ensures that your engagement is effective and directly addresses the relevant aspects of the proposal. By aligning your input with the approval criteria, you can provide valuable insights and contribute to a more focused and informed decision-making process.

Taking an Active Role in Shaping Land Use Decisions

If you're passionate about shaping the overall direction of land-use decisions in your community, it is crucial to take a proactive approach by engaging with the City's comprehensive planning work and other longer-term policy-oriented projects. These initiatives lay the foundation for future

Table 1. Differences in Review Types

	Type I	Type II	Type III	Type IV	Type V
Notice	No notice is provided	Yes	Yes	Yes	Yes
Who's Noticed?	N/A	NDA & Properties within 300 feet	NDA & Properties within 300 feet	NDA & Properties within 300 feet	Who gets notified depends on the proposal.
Comments	No comments	Written comments – must comment within 14 days of notice mailing	Public Hearing Testimony (Written <u>or</u> in person)	Public Hearing Testimony (Written <u>or</u> in person)	Public Hearing Testimony (Written <u>or</u> in person)
Decision Maker	Planning Manager	Planning Manager	Planning Commission	City Council	City Council
Public Hearing?	No hearing	No hearing	Yes	Yes	Yes
Appeal to	Planning Commission	Planning Commission	City Council	Oregon Land Use Board of Appeals	Oregon Land Use Board of Appeals
Example(s)	Land use approval extension	Fence height	Vacation rental/building height	Planned developments	Amendments to zoning code

Tips for Writing Testimony for a Proposal

- Review the notification and accompanying materials to understand the approval criteria.
- Focus your testimony on addressing the specific approval criteria.
- Provide relevant evidence, facts, data, or personal experiences to support your points.
- Be clear, concise, and organized in presenting your testimony.
- Stay focused on how the proposal aligns or diverges from the established criteria.
- Contact Milwaukie Planning staff with questions and for help.

Tips for Providing Testimony In Person

- Introduce yourself and any relevant affiliations or expertise.
- Clearly state your position on the proposal and its alignment with the approval criteria.
- Structure your remarks around the specific factors outlined in the notification, applicant materials, and staff report.
- Support your points with evidence, such as examples, studies, or expert opinions.
- Remain respectful, concise, and mindful of the time allotted for testimony.



NEIGHBORHOOD HUBS

Historic Milwaukie

June 12, 2023

Adam Heroux, Associate Planner

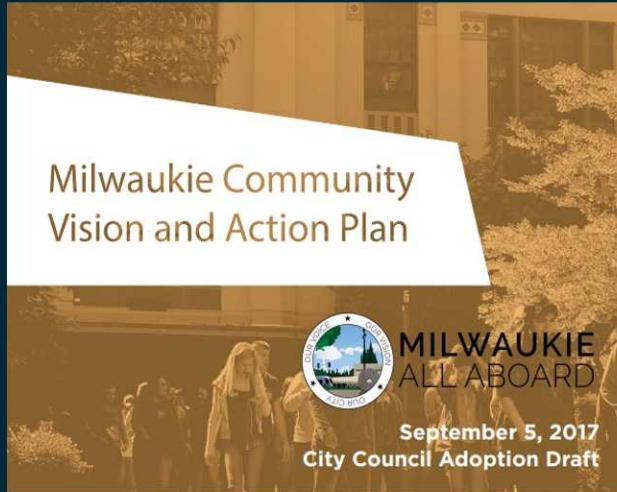
WHAT ARE NEIGHBORHOOD HUBS?

Neighborhood Hubs are gathering places where residents have easy access to goods and services close to their homes. They are places where neighbors create meaningful relationships with each other.



PROJECT HISTORY

2017

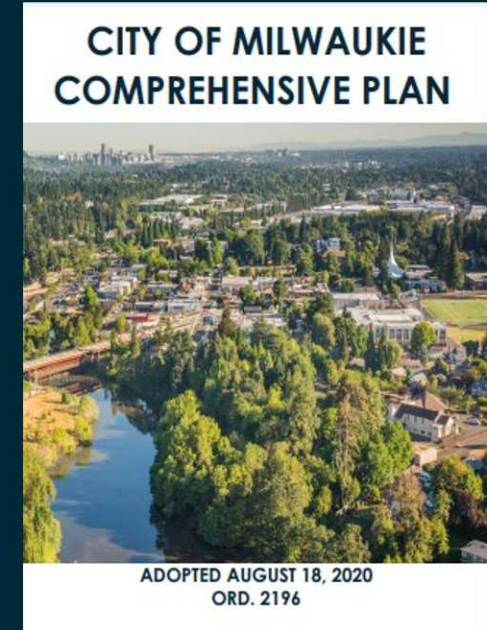


2018-19

COMMUNITY ENGAGEMENT

- 15 + NDA meetings
- 13 Hubs identified
- 396 survey respondents
- 85% support Hubs concept

2020



Spring 2023

Summer 2023

Fall 2023

1. NEIGHBORHOOD HUBS

Revisit, refine, and prioritize Neighborhood Hubs.

2. ECONOMIC DEVELOPMENT PROGRAMS

Explore Economic Development Programs to support businesses and residents.

3. DEVELOPMENT CODE

Review existing Development Code. Develop and test new code concepts.

4. ADOPT

City Council and Planning Commission consider adoption of code concepts.

Public Engagement



Property and
Business Owner
Engagement



General Public
Outreach



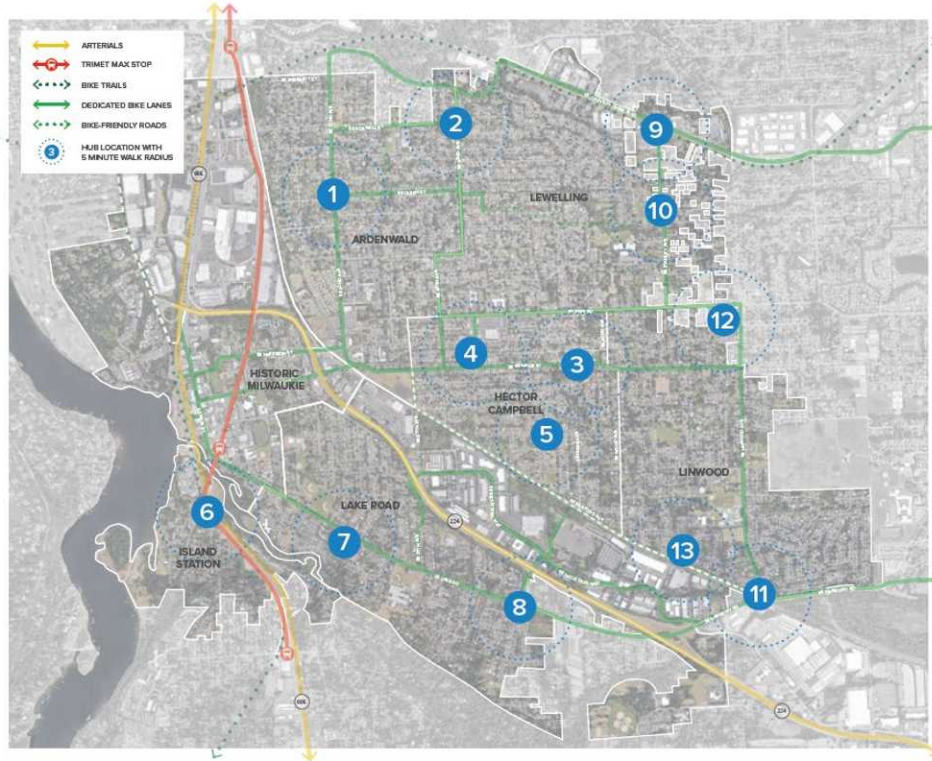
Public Design
Workshop and
Survey



Public
Hearing

WHERE COULD HUBS BE LOCATED?

PROPOSED HUB LOCATIONS



- 1 Ardenwald 1**
(SE 32nd Ave & SE Olsen St)
- 2 Ardenwald 2**
(SE 42nd Ave & SE Roswell St)
- 3 Hector Campbell 1**
(SE Monroe St & SE Home Ave)
- 4 Hector Campbell 2**
(SE 42nd Ave & SE Monroe Rd)
- 5 Hector Campbell 3**
(SE 47th Ave & SE Franklin St)
- 6 Island Station 1**
(SE 22nd Ave & SE Bluebird St)
- 7 Lake Road 1**
(SE Lake Road & SE 33rd Pl)
- 8 Lake Road 2**
(SE Lake Road & SE Freeman Way)
- 9 Lewelling 1**
(SE Stanley Ave & SE Johnson Creek Blvd)
- 10 Lewelling 2**
(SE Stanley Ave & SE Hazel Pl)
- 11 Linwood 1**
(SE Linwood Ave & SE Harmony Rd)
- 12 Linwood 2**
(SE Linwood Ave & SE King Rd)
- 13 Linwood 3**
(SE Stanley Ave & SE Railroad Ave)



WHAT ARE THE DIFFERENT TYPES OF HUBS?

Opportunity Site



Potential Hub with few to no existing commercial uses and room to grow.

Underperforming Hub



One or more neighborhood shops with vacant or under-utilized buildings.

Micro-Hub



Spaces that provide temporary uses, like a monthly Farmer's Market or weekly Tool Library.

Transitional Hub



An Underperforming Hub with a Micro-Hub offering a variety of uses or services.

Neighborhood Hub



Cluster of 3+ small businesses in 1-2 story buildings, typically in low-density residential areas.

Mixed-Use Hub



Large cluster of businesses and dense housing that serve the neighborhood and beyond.



WHAT ACTIONS CAN THE CITY TAKE?

Zoning & Development Code

- 1) Create a new "Neighborhood Hub" zone with reduced development barriers for businesses.
- 2) Create a "Hub Overlay" to allow small permanent businesses and temporary uses.
- ~~3) Create flexible parking requirements for off-street parking at hub locations.~~
- 4) Update allowed temporary uses to include food carts and similar uses.
- 5) Create a process for hub expansion.

Program Support

- 6) Public investment in site-specific and connecting infrastructure.
- 7) Create supportive grant or loan programs for small business improvements.
- 8) Help program public events and create new hub activities with residents and businesses.



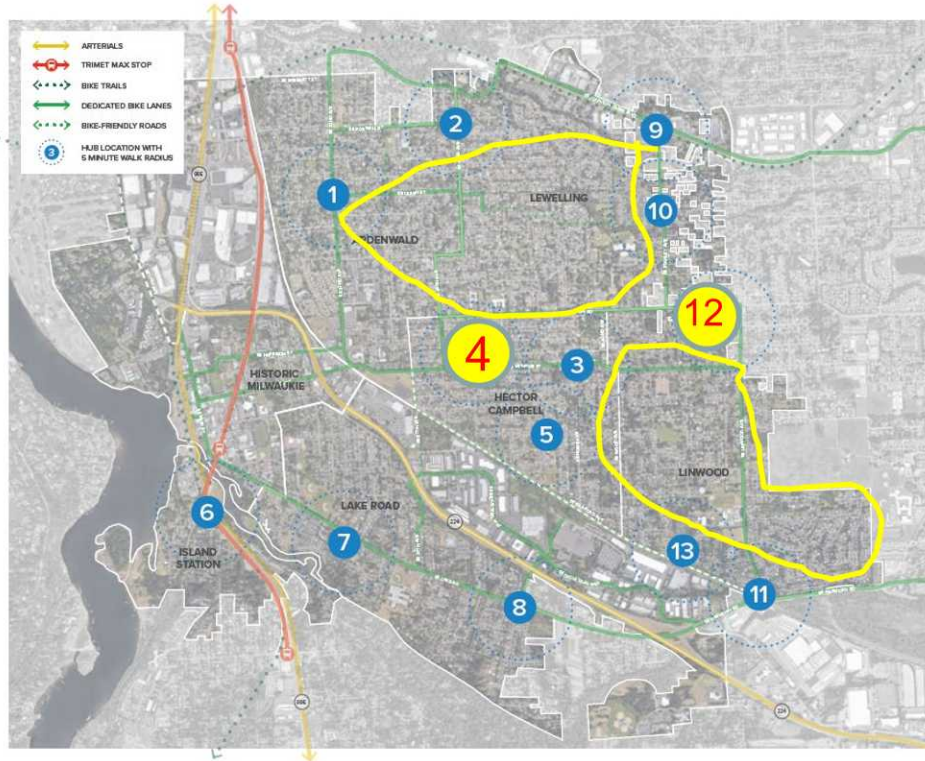
EQUITY CONSIDERATIONS

- **Gentrification & Displacement**
- **Communities Engaged**
- **Distribution of Hubs**



EQUITY CONSIDERATIONS – DISTRIBUTION OF HUBS

PROPOSED HUB LOCATIONS



- 1 **Ardenwald 1**
(SE 32nd Ave & SE Olsen St)
- 2 **Ardenwald 2**
(SE 42nd Ave & SE Roswell St)
- 3 **Hector Campbell 1**
(SE Monroe St & SE Home Ave)
- 4 **Hector Campbell 2**
(SE 42nd Ave & SE Monroe Rd)
- 5 **Hector Campbell 3**
(SE 47th Ave & SE Franklin St)
- 6 **Island Station 1**
(SE 22nd Ave & SE Bluebird St)
- 7 **Lake Road 1**
(SE Lake Road & SE 33rd Pl)
- 8 **Lake Road 2**
(SE Lake Road & SE Freeman Way)
- 9 **Lewelling 1**
(SE Stanley Ave & SE Johnson Creek Blvd)
- 10 **Lewelling 2**
(SE Stanley Ave & SE Hazel Pl)
- 11 **Linwood 1**
(SE Linwood Ave & SE Harmony Rd)
- 12 **Linwood 2**
(SE Linwood Ave & SE King Rd)
- 13 **Linwood 3**
(SE Stanley Ave & SE Railroad Ave)



PROPOSED APPROACH

- **Focused Community Engagement**
- **Hub Refinement – Types and Locations**
- **Update Zoning and Development Code**
- **Economic Development & Placemaking Programs**
- **Coordination with other City projects**



COMMUNITY ENGAGEMENT

- **Engage** with property & business owners to explore possibilities
- **Focused engagement** with people of color, renters, immigrants, and people with disabilities.
- **Explore** how neighborhood needs have changed since the pandemic.



NEXT STEPS

- Continue to update the Engage Milwaukie webpage:
<https://engage.milwaukieoregon.gov/hubs-phase2>
- Continue initial outreach to property and business owners
- Code review and analysis



Questions?

