

MILWAUKIE COMPREHENSIVE PLAN IMPLEMENTATION COMMITTEE

MEETING #3

Milwaukie Comprehensive Plan Implementation Committee Virtual Meeting (CPIC #3)

November 19, 2020; 6:00 pm – 8:00 pm

By Zoom Web Conference

Comprehensive Plan Implementation Committee Meeting #3- Agenda		
Time	Topic	Who
5:45 – 6:00 pm	Login to Webinar and Conference Line	CPIC members
5 minutes 6:00 – 6:05 pm	Meeting protocol and introductions	Marcy, Vera
30 minutes 6:05– 6:35 pm	<ul style="list-style-type: none"> · Project updates · Open house update · Stakeholder interviews summary · Q&A 	Marcy McInnelly, Kimi Sloop
15 minutes 6:35 – 6:50 PM	<ul style="list-style-type: none"> · Housing Types 101 · Milwaukie neighborhood conditions 	Marcy
55 minutes 6:50– 7:45 PM	Interactive exercise	Kimi and Marcy
5 minutes 7:45 – 7:50 PM	Code Audit Key Findings	Marcy
10 minutes 7:50 – 8:00 PM	Public questions	

The primary objectives for CPIC #3 are to:

1. Learn about community engagement activities
2. Learn about technical team activities related to code amendments
3. Learn about the interrelationship between middle housing, managing parking, and regulating the preservation, addition, and/or removal of trees on private property.
4. Learn about how these three issues differ in different neighborhoods and may require customized regulatory responses.
5. Tell us about how these issues may need to be specially considered in your own neighborhood.

CPIC Meeting Packet #3 Materials List

Number	Packet Item	Page
1	Agenda	4 of 12
2	Project updates since last CPIC	
3	Stakeholder Interviews summary (ATTACHMENT)	7 of 12
4	Open House early results	
5	Preliminary findings from the Code Audit (presentation)	
6	Overview of the context studies (including interactive exercise)	
7	Forms of committee agreement	
8	What happens next	

If you have any questions on the materials in this packet, please feel free to contact me via phone or email, my information is listed below. We are grateful for your participation in this important work.

Thank you,
 Vera Koliass, Senior Planner
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 503-786-7653

Milwaukie Community Vision

In 2040, Milwaukie is a flourishing city that is entirely equitable, delightfully livable, and completely sustainable. It is a safe and welcoming community whose residents enjoy secure and meaningful work, a comprehensive educational system, and affordable housing. A complete network of sidewalks, bike lanes, and paths along with well-maintained streets and a robust transit system connect our neighborhood centers. Art and creativity are woven into the fabric of the city.

Milwaukie's neighborhoods are the centers of daily life, with each containing amenities and community-minded local businesses that meet residents' needs. Our industrial areas are magnets for innovation, and models for environmentally-sensitive manufacturing and high wage jobs.

Our residents can easily access the training and education needed to win those jobs. Milwaukie nurtures a verdant canopy of beneficial trees, promotes sustainable development, and is a net-zero energy city. The Willamette River, Johnson Creek, and Kellogg Creek are free flowing, and accessible. Their ecosystems are protected by a robust stormwater treatment system and enhanced by appropriate riparian vegetation. Milwaukie is a resilient community, adaptive to the realities of a changing climate, and prepared for emergencies, such as the Cascadia Event.

Milwaukie's government is transparent and accessible, and is committed to promoting tolerance and inclusion and eliminating disparities. It strongly encourages engagement and participation by all and nurtures a deep sense of community through celebrations and collective action. Residents have the resources necessary to access the help they need. In this great city, we strive to reach our full potential in the areas of education, environmental stewardship, commerce, culture, and recreation; and are proud to call it home.

Comprehensive Plan Implementation Committee Charge

The CPIC will support the City by helping to involve a variety of different stakeholders in the decision-making process, offering feedback on a code audit and draft code concepts and ensuring that the diverse interests of the Milwaukie community are reflected in the code and map amendments.

The CPIC are the primary liaisons to the Milwaukie community, and are expected to provide feedback on public involvement efforts, code concepts and amendments, and advance recommendations to the Planning Commission and City Council.

The CPIC will interact with City of Milwaukie staff, particularly the Planning Division and its consultant team. The CPIC will meet monthly throughout the code amendment process, with adoption of the final code package plan targeted for early Summer 2021. Subcommittees may also be established to work on specific tasks and will hold meetings as necessary. CPIC members are also encouraged to help facilitate meetings with their neighborhood district associations and other community organizations. The CPIC is encouraged to promote opportunities for public involvement, disperse information to the Milwaukie community, and solicit feedback concerning the Comprehensive Plan Implementation project.

MILWAUKIE'S HOUSING SPREAD



SINGLE-UNIT DETACHED: 66%

**SINGLE-UNIT
ATTACHED: 3.4%**

DUPLEX: 1.7%

3-4 PLEX: 3.8%

MULTI-UNIT (5+ UNITS): 24%

MOBILE HOME: 0.7%

**Middle
Housing
Types**

HOUSING COST BURDEN



Cost Burdened Households are households spending more than 30 percent of gross household income on monthly housing and utility expenses.



Increase in median home price in Milwaukie from 2012 to 2018



Increase in median sale price for a small multi-unit development in Milwaukie between 2012 and 2018



51% of renters are cost burdened according to the most recent Census data (2010)



32% of homeowners are cost burdened according to the most recent Census data (2010)

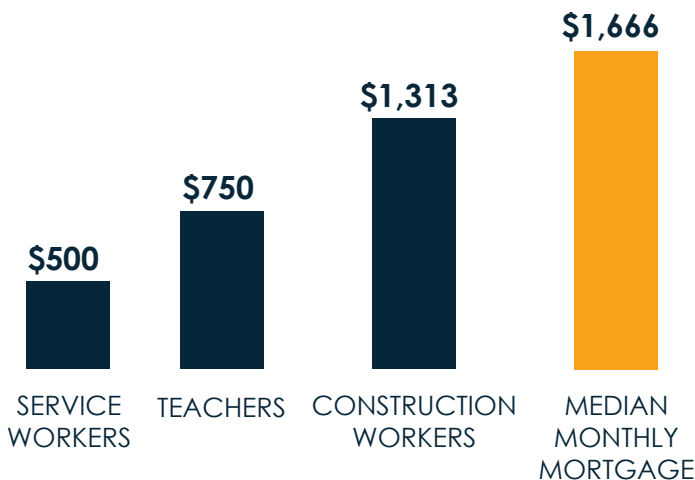
Source: Milwaukie Housing Affordability Strategy (MHAS) and Clackamas County Assessor Data (2012-2018)



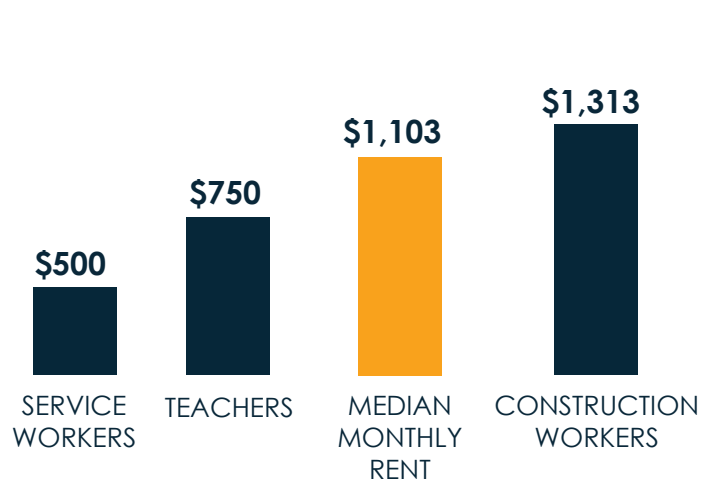
MEDIAN SALE PRICE OF HOMES IN 2020
\$395,200

Source: Zillow.com, 97222 Home Prices & Value

AVERAGE MORTGAGE AN INDIVIDUAL CAN AFFORD* IN MILWAUKIE



AVERAGE RENT AN INDIVIDUAL CAN AFFORD* IN MILWAUKIE



*Affordable = spending less than 30% of household income on monthly housing costs. Numbers are based on average salaries.

Source: 2018 American Community Survey (ACS) 5-year Estimate

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Public comment: Members of the public that wish to make a public comment will have an opportunity at the end of the meeting.

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20 minutes 6:15– 6:35 pm	<ul style="list-style-type: none"> · Project updates · Open house preliminary results 	Marcy McInnelly, Kimi Sloop
20 minutes 6:35 – 6:55 PM	Stakeholder interviews summary and Q&A	Kimi
20 minutes 6:55– 7:15 PM	Code audit preliminary findings and Q&A	Marcy
35 minutes 7:15 – 7:50 PM	<ul style="list-style-type: none"> · Introduce neighborhood typologies · Interactive exercise 	Marcy, Kimi
10 minutes 7:50 – 8:00 PM	Public questions	

Milwaukie Comprehensive Plan Implementation Project Phase 1

Stakeholder Interview Summary

Introduction

In October 2020, project team members conducted interviews with 32 Milwaukie stakeholders. The purpose of the interviews was to seek input on key livability issues and perspectives on housing, parking and tree preservation. The key themes are summarized below.

Key Themes

1. People genuinely love the neighborhoods in Milwaukie. They shared more positives than negatives, and focused on the sense of community, scale and form of development and quality of life.

Positives: "quiet, friendly neighborhood" "privacy that comes with bigger lots" "peaceful, close to the school" "I know most of the neighbors" "close knit" "good access to downtown, natural areas, river" "walkable"

Negatives: "not walkable" "not a lot of diversity" "feels a bit insular" "on-street parking" "trees being cut down" "cookie-cutter housing"

2. There is a general understanding and acceptance of the benefits of integrating middle housing into Milwaukie's neighborhoods.

"increases density" "rents could be lower" "diversity of people, backgrounds and cultures" "younger generations moving in" "more inclusive" "more opportunities for folks of all ages, abilities, income, etc." "lower carbon footprint"

3. There are concerns that, when designed and built, middle housing will not achieve the desired benefits, especially affordability. Other noted concerns with middle housing were lack of parking, consistency with scale and form, quality of life for existing residents and quality of construction.

"middle housing implies mid-level worker housing, but not necessarily affordable. Middle housing does not mean middle income. It doesn't assure it is affordable" "that it doesn't actually happen – that it is still not affordable housing" "huge traffic impacts" "be aware of the neighborhood – the context of the road – more density on road with no sidewalks" "if you are taking single dwelling housing out or modifying it, you lose the sense of place. The quality of life for neighborhoods – less space, ownership/maintenance" "healthy vibrant communities are not created via duplexes"

4. Creating affordable housing so that everyone who works in Milwaukie can live in Milwaukie is an important goal. There was also acknowledgement that affordability in Milwaukie is partly tied to the regional housing market.

*“Not attainable for most people” “Housing is competitive, not affordable, hard to come by”
“people need places to live” “create more economic diversity – options for affordability” “a
better strategy may be to focus on other affordable housing strategies than middle housing”
“affordable housing so everyone has a house”*

5. Integrating middle housing into neighborhoods with the existing scale and form of neighborhoods and the existing transportation network is as an important element of how middle housing types are designed and where they are located. Reducing parking requirements was perceived as a challenge if there are not options for transit, walking, or biking.

*“focus on walkability – make it so people don’t feel like they need multiple cars” “focus on the way that design characteristics create neighborhoods that people want to walk through, live in”
“need to meet the character criteria – lawn, plants, fits into the neighborhood”*

6. The perception is that there is not a parking issue currently in Milwaukie neighborhoods. The lack of sidewalks in many neighborhoods raises concerns about increasing on-street parking. There was mixed sentiment if parking should be provided on-site or reliant on on-street parking.

“address the affordability question with parking” “parking needs to be part of the package of the housing project – built into the project – not the responsibility of neighbors” “streets without curbs, sidewalks don’t have the street pieces to help organize on-street parking” “parking is not a right, it is a privilege”

7. There is a lack of knowledge about Milwaukie’s current tree protection policies. Those who did comment perceive the tree protection requirements to be lacking. People generally thought trees should be protected and did not want to see trees removed for development, yet they understood this might conflict with the rights of private property owners.

“not familiar with what they are” “tree protections should be strengthened” “Current tree protections are cumbersome to understand and are overly generous towards builders” “private property rights and preserving trees – not sure what you can do”

8. There is a desire for the City to be bold and think about the long term with integrating middle housing, reducing parking and tree protection. Stakeholders mentioned the need to think about what the city will be like in 20 years, and not focus on the limitations of today. There will be a transition period that will be challenging for the neighborhoods.

“housing for the future has to address the economic reality of the new generation that are not the same economics of boomers who occupied the suburbs” “on the road we are going, we can’t get there on the road that brought us here – we need to think differently” “make it good!” “be bold!”

Single Most Important Piece of Advice

Participants were asked to provide their “single most important piece of advice for the City as they develop new code language related to middle housing in residential neighborhoods.” All participant responses are presented verbatim below, organized into broad categories.

Equity in decision-making/providing opportunities to be heard

- *Make sure that you are including voice – real equity is including voice. Do an ample effort to include people.*
- *Have a real dialogue. Make sure to get the voices of those who will be one that will be those who are the audience for middle housing. Not just single-family residents. The people who will live in middle housing.*
- *Transparency and getting the word out there*
- *Remember that the loudest voice is not necessarily the most important voice.*

Communicate and educate

- *Find as many ways and get as much information out as possible to try and control fears before people get bad information.*
- *Education is really important. Dispel the myths – use facts. People need common understanding and framework.*
- *There is some fear out there, and the “what-ifs”. Once we have code and we have a potential project, get buy-in from the neighbors. Present design proposals in a way that somehow includes them in the process.*
- *Communicate & Educate! Find success stories and share the heck out of them!*
- *Frame middle housing as an enhancement rather than as change.*
- *Be sure affected neighborhoods are informed of the process. Use all communication sources including U.S. mail.*

Learn from others

- *It seems like there might be lessons learned from other cities? Milwaukie has a strong City Council who are willing to support innovative and creative approaches—finding a balance across housing, natural resources and other city needs may require new, fresh thinking and approaches.*
- *Infill design toolkit for medium density development from Portland – great framework. Why reinvent the wheel?*
- *Shine a light on what currently exists. What number of units exists in each category now? Where are they? What do they look like? Show through example. Have someone with a ADU share their experience.*
- *Don't need to reinvent the wheel from scratch! There is information out there. Alternative building practices, tree protections, it's out there, we just need to read the book. Same with parking, other communities have faced these problems and solved them in creative ways.*

Balancing housing, parking and the environment

- *Take into consideration parking. Make sure there is enough parking.*
- *Balance trees, parking and housing. Keep in mind nature.*
- *Make sure it's not just about the people. Also the environment, wildlife and quality of life.*
- *Parking will always be a challenge, and there will never be enough in a thriving neighborhood - and that's okay! I say that as someone who lives here.*

- *Think about “externalizing internalities” - think of the full cost of your decisions before you make them. Equity cost, environmental cost, aesthetic cost, make sure you know the real cost*
- *Integrate, not segregate. Value all of the elements together.*
- *Prioritize the environment and making housing affordable for all.*

Design of housing/design standards

- *Be flexible. Don't be too stringent on development rules.*
- *Have a discretionary component for the planners in the code to determine if the type of housing fits within the neighborhood or street condition.*
- *Balance development with culture change for typical suburban single-family culture.*
- *Critical in general. Get the combination of density, tree protection and parking just right. Be seen as accepted long term as policy, need to hit the balance. Look at it through the lens of those who will build the housing. See the economics of middle housing. Better housing by design. Crunched proformas. Need to be a lot of work to get it right.*
- *Be careful what you wish for – there are lots of unknowns. Tree removal; horrible parking; social issues. You end up encouraging developers to build stuff without any concern for the future of the city. You can't safeguard your community – need to build trust.*
- *Please focus on quality, not quantity of housing. (Trees add to the quality).*
- *Don't shove it down people's throat. Think about what you want to accomplish and where is the best place to do that? Is it the best to build middle housing away from services? NO! If we need to increase the density of the City, focus it in downtown near the major transportation and shopping areas. Don't blanket R5 and R7 – need system to support it too.*

Housing

- *Don't waste time and money to create something that won't solve the problem you are trying to solve. Don't think it is going to solve affordability unless it really will solve the problem. Do the bare minimum and approach it differently.*
- *Everybody needs somewhere warm and safe to sleep at night.*

Be bold

- *Make it good!*
- *What is Milwaukie proud to show off? Would you want to live in it, or your parent or your child?*
- *Be the experts. At the end of the day the NIMBYS will be combatted by the experts that lead this conversation. Use fact and figures. Know exactly what you are saying and be brave!*
- *The status quo is not working.*
- *Be bold! We have lots of opportunity. Take advantage of it.*
- *Stay true to the vision. Be sustainable. Be equitable.*
- *Don't be afraid to break from tradition, things can be done differently!*

Stakeholders Interviewed

- Rebecca Alves, Tree Board
- Harry Apelbaum, Rowe Middle School
- David Aschenbrenner, Neighborhood Association
- Lisa Batey, City Council
- Hamid Shibata Bennett, Milwaukie Resident
- Kathleen Brennan-Hunter, Tree Board
- Jon Brown, Tree Board
- Charley Clark, Development community and resident
- Elvis Clark, Milwaukie Resident
- Ronelle Coburn, Milwaukie Resident
- Gina Dake, Tree Board
- Pam Denham, Neighborhood Association
- Maitri Dirmeyer, Milwaukie Resident
- Douglas Edwards, Milwaukie Resident
- Nate Ember, Development community
- Angel Falconer, Council President
- Alma Flores, Reach CDC
- Mark Gamba, Mayor
- Ley Garnett, Tree Board
- Carmen Gelman, Milwaukie High School
- Lisa Gunion-Rinker, Neighborhood Association
- Christina Harris, Tree Board
- Kathy Hyzy, City Council
- Ted Labbe, Urban Greenspaces Institute
- Robert Massey, Planning Commission Chair
- Stephen McMurtrey, Housing Authority of Clackamas County
- Carmen and Brian Mojica, Local Business Owner/Residents
- Ann Ober, City Manager
- Wilda Parks, City Council
- Liz Start, recommended by Ann Ober
- Kim Travis, Milwaukie Resident
- Madison Tucker, Tree Board
- Ruth Tucker, El Puente Elementary School Principal