

Welcome



MILWAUKIE COMPREHENSIVE PLAN IMPLEMENTATION COMMITTEE (CPIC)

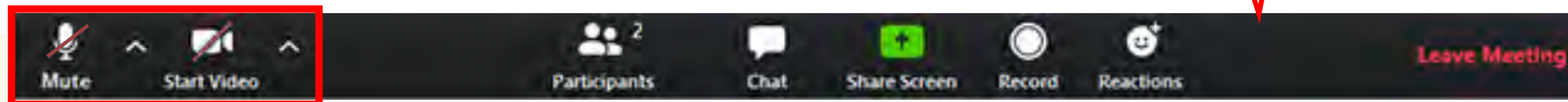
Meeting #6

March 18, 2020, 6 – 8:10 PM

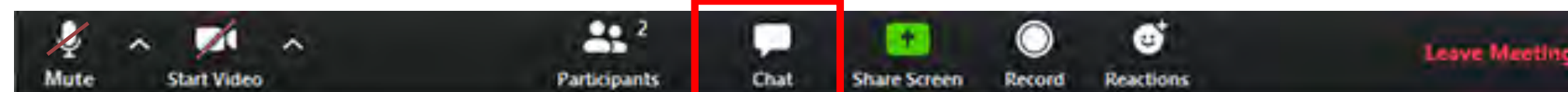
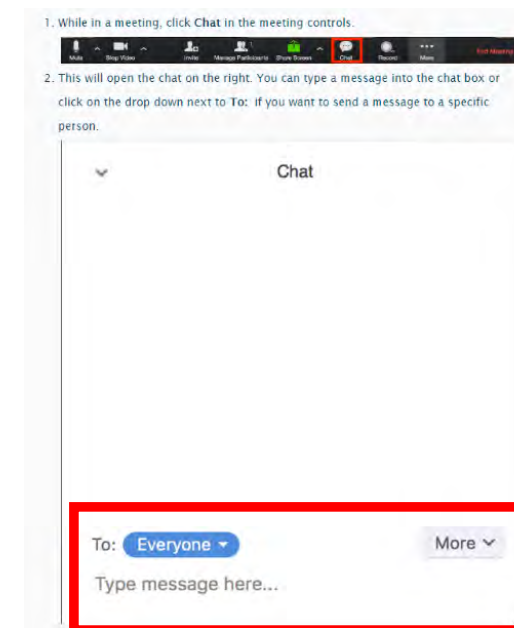
Zoom Meeting Procedures

- » Please turn microphones off (mute).
- » Please turn video off when presentations are being given.
- » CPIC members will be called on first for questions/discussion.
- » **CPIC members** – please **raise your hand** or type a question in the chat if you have a question. “Raise Your Hand” can be found when you show the list of participants OR under the reactions tab.
- » **Audience** – please **use the chat function** if you have a question. There will also be an opportunity for input in breakout rooms.

Meeting control bar



- Click on Chat to type in your questions or make a comment.
- Meeting facilitator will monitor the Chat questions and comments.
- Audience – please use the Q&A function.



Introductions

Comprehensive Plan Implementation Committee

- » Joel Bergman
- » Micah Meskel
- » Nicole Zdeb
- » Renee Moog
- » Sharon Johnson
- » Celestina DiMauro
- » Daniel Eisenbeis
- » Matthew Bibeau
- » Stephan Lashbrook
- » Ada Gonzalez
- » Dominique Rossi
- » Eugene Zaharie
- » Jennifer Dillan
- » Lisa Batey
- » **Lauren Loosveldt**

City of Milwaukie

- » Vera Kolas, AICP, Senior Planner
- » Mary Heberling, AICP, Assistant Planner
- » Leila Aman, Community Development Director
- » Laura Weigel, Planning Manager
- » Peter Passarelli, Public Works Director
- » Natalie Rogers, Climate Action and Sustainability Coordinator

Consultants

- » Marcy McInelly, AIA (Urbsworks, Inc.)
- » Kimi Sloop (Barney & Worth, Inc.)

Consultants not present today

- » Keith Liden (Keith Liden)
- » Jim Hencke (David Evans and Associates, Inc.)
- » Todd Prager (Teragan & Associates, Inc.)
- » Rick Williams (Rick Williams Consulting)

Objectives for this meeting

- » Share upcoming public engagement activities and preview survey questions
- » Review expanded FAQ and ask more project-related questions
- » Opportunity to learn more about development-related requirements
- » Learn about next steps in the project

Committee Charge

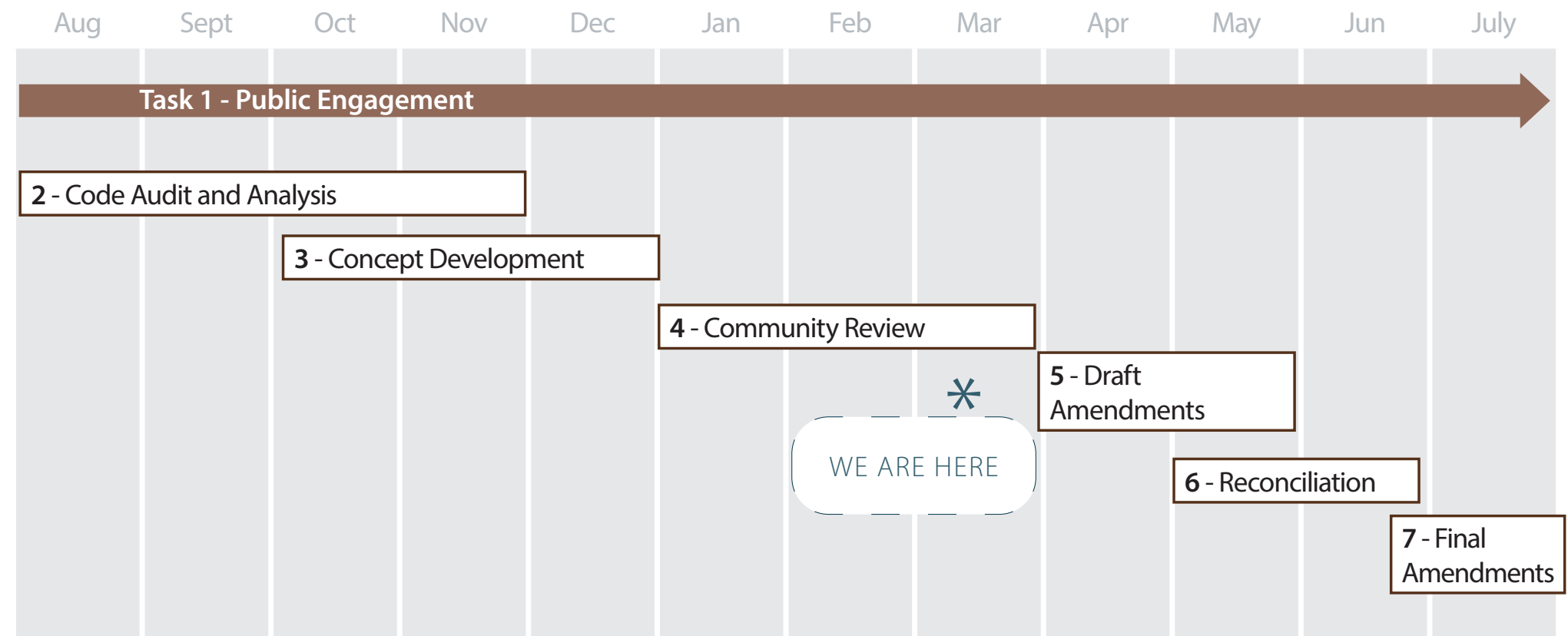
- » **Support the City** by helping to involve a variety of different stakeholders in the decision-making process, offering feedback on a code audit and draft code concepts and ensuring that the diverse interests of the Milwaukie community are reflected in the code and map amendments.
- » **Be the primary liaisons** to the Milwaukie community, provide feedback on public involvement efforts, code concepts and amendments, and advance recommendations to the Planning Commission and City Council.
- » **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.
- » **Promote opportunities for public involvement**, disperse information to the Milwaukie community, and solicit feedback concerning the Comprehensive Plan Implementation project.

AGENDA

Comprehensive Plan Implementation Committee Meeting #6 - Agenda		
Time	Topic	Who
5:45 – 6:00 pm	Login to Webinar and Conference Line	CPIC members
5 minutes 6:00 – 6:05 pm	<ul style="list-style-type: none"> · Meeting protocol and introductions · Overview of process – where we are, where we’re going 	Vera Kolias
40 minutes 6:05 – 6:45 pm	Public Engagement overview for March/April Preview of survey questions	Kimi Sloop
40 minutes 6:45 – 7:25 pm	Expanded FAQs <ul style="list-style-type: none"> • HB 2001 Process – now we know what we know, all residential zones based on min. lot sizes, parking ratios 1:1 • R-10 zoning • HB 2001 on smaller lots • What is a parking study? • What is a tree code? 	Marcy McInnelly, Vera Kolias
15 minutes 7:25– 7:40 pm	Zoning 201 (permitting, procedures, infrastructure and public works requirements)	Vera Kolias
20 minutes 7:40 – 8:00 pm	<ul style="list-style-type: none"> · Public comment/Q&A 	All
10 minutes 8:00 – 8:10 pm	<ul style="list-style-type: none"> · Next Steps: Virtual Open House; April meeting preview 	Marcy McInnelly
8:10 pm	Adjourn	Vera Kolias

Overall project schedule

- » Adoption targeted for Summer 2021
- » CPIC to meet about once a month
- » Role of CPIC is to review project updates at meetings, provide diverse input, share with other residents



PUBLIC ENGAGEMENT OVERVIEW

Engage Milwaukie

- » Virtual Open House and survey
- » Open March 22 - April 8
- » In English and Spanish

Meeting in a Box

- » 9 meetings completed
 - » Historic Milwaukie NDA, Hector Campbell NDA, Lewelling NDA, Lake Road NDA, Linwood NDA, Island Station NDA, City staff, Milwaukie Leadership Academy, Tree Board
- » 1 more NDA scheduled - Ardenwald NDA
- » **2** sessions scheduled for BIPOC and Spanish-speakers

Virtual Open House #2



What is the purpose of the community survey?

1. Seek input on the public's preferences on what to prioritize (housing, trees and parking) when trade-offs are required.
2. Introduce the concept of creating a flexible code
3. Encourage people to think about their home – and their ideal home – in the context of its surroundings.



What are the questions?

1. Four basic questions
2. “Story problem” format
3. Multiple choice answers followed by opportunities for open-ended responses
4. Should take about 15 minutes to complete

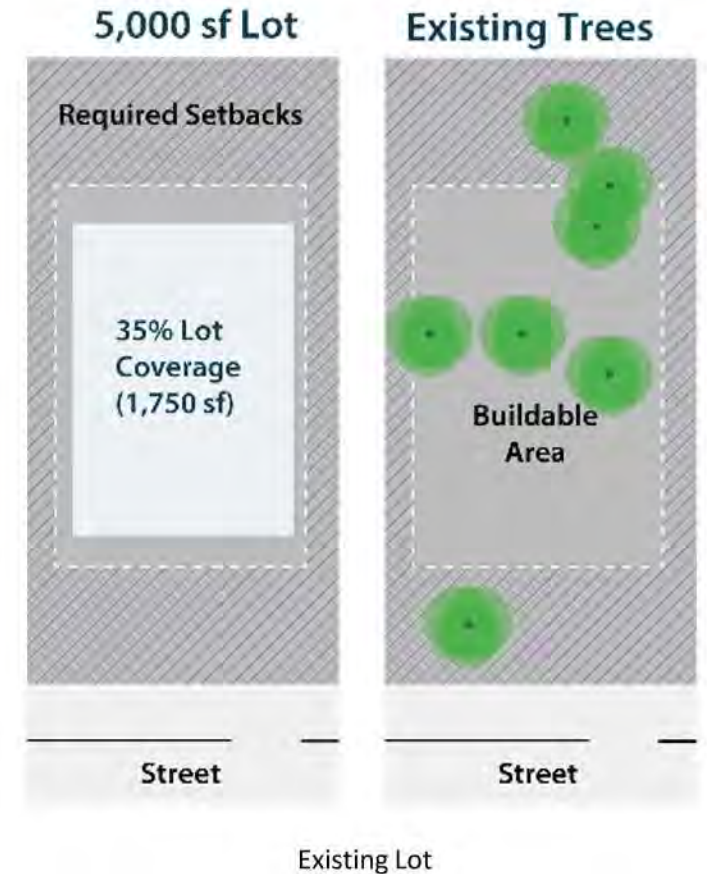
Scenario Questions

Trade-off scenario #1: parking and trees

- What option do you prefer? (sliding scale response)
Why?
- Would you support allowing less than one parking space per dwelling unit?

Trade-off scenario #2: trees and building form

- What option do you prefer? (sliding scale response)
Why?
- Would you support allowing building heights to go to three stories if it meant that a mature tree on the site could be preserved?



Code Flexibility Question

What should the code update include?

- Only the **middle housing requirements** of HB 2001 – minimum compliance and a **residential tree code**
- Flexibility to preserve trees on site and reduce parking requirements in addition to the state mandated middle housing requirements**, *only when certain conditions are met.*
- Flexibility to address other City goals** (such as housing for various income levels or environmentally sustainable housing (green buildings)), **in addition to providing middle housing, preserving trees and reducing parking requirements**, *only when certain conditions are met.*

What are the “certain conditions” that must be met?

Envision Your Neighborhood Question

Of the following site design features, which are important for you and your household?


- Size/width of yard (front, back, side setbacks)
- Location of parking
- Height of building(s)
- Amount of landscaped area

Which is most important to you?



General Comments

Do you have additional suggestions or other information to share?



What will the survey results be used for?

1. Inform the trade-offs and flexibility to be included in the code amendments for housing, trees and parking
2. Gauge the interest of the public to consider code amendments that address other city goals.
3. Increase the City's understanding of other design features that are important to the public

Survey results to be presented at the April CPIC meeting.

EXPANDED FAQs

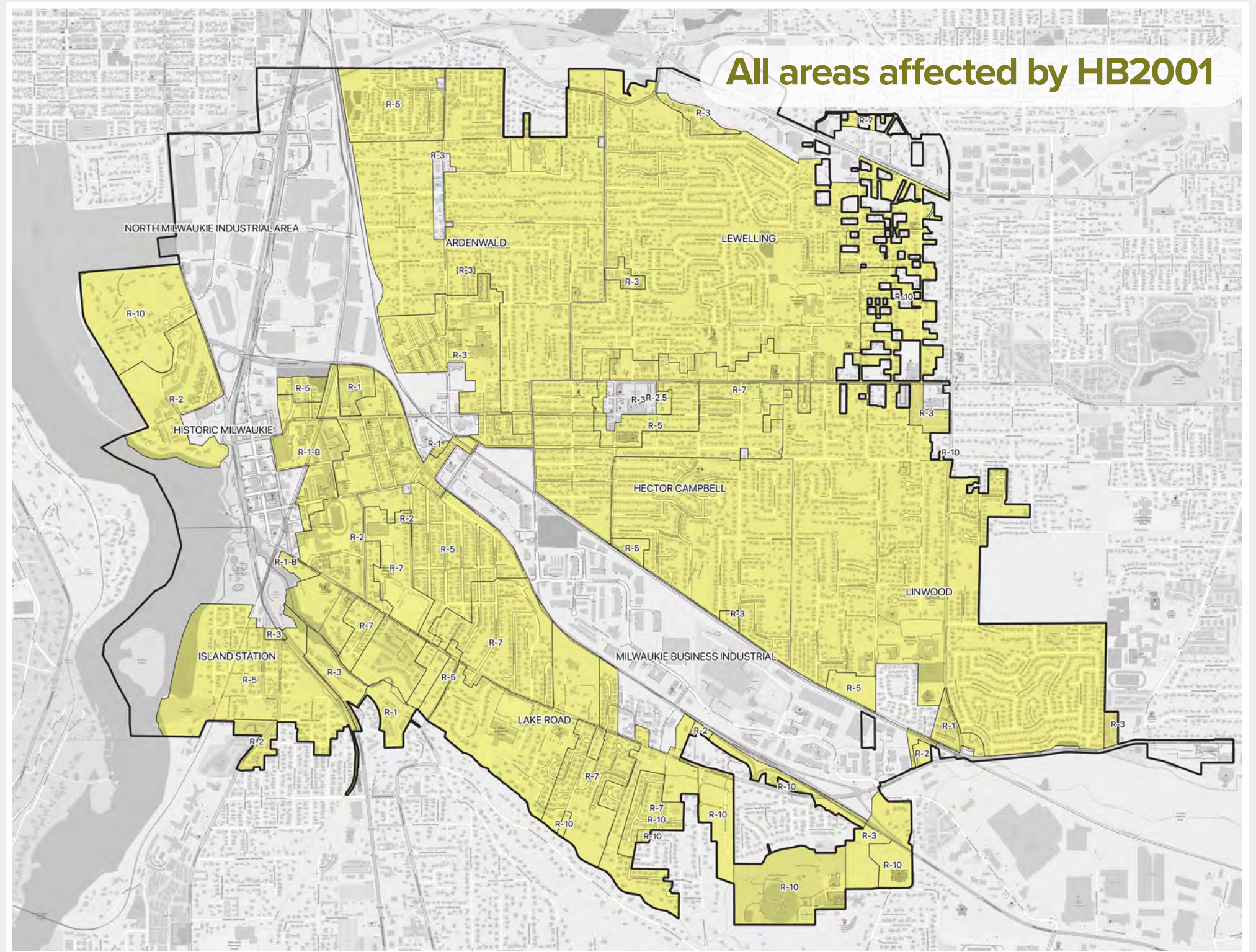
EXPANDED FAQ

Residential Zones: R-10

RECAP

HB2001 says

- » Middle housing types are permitted in any zone that also permits single detached homes
- » **Duplexes permitted on all lots** that also permit single detached homes
- » **Other middle housing types are permitted based on minimum lot size rather than zone** (triplexes on 5,000 sf lots or greater, quadplexes on 7,000 sf lots or greater)



RECAP

CPIC feedback from last meeting

» General agreement was reached about condensing the number of residential zones from 8 to 3:

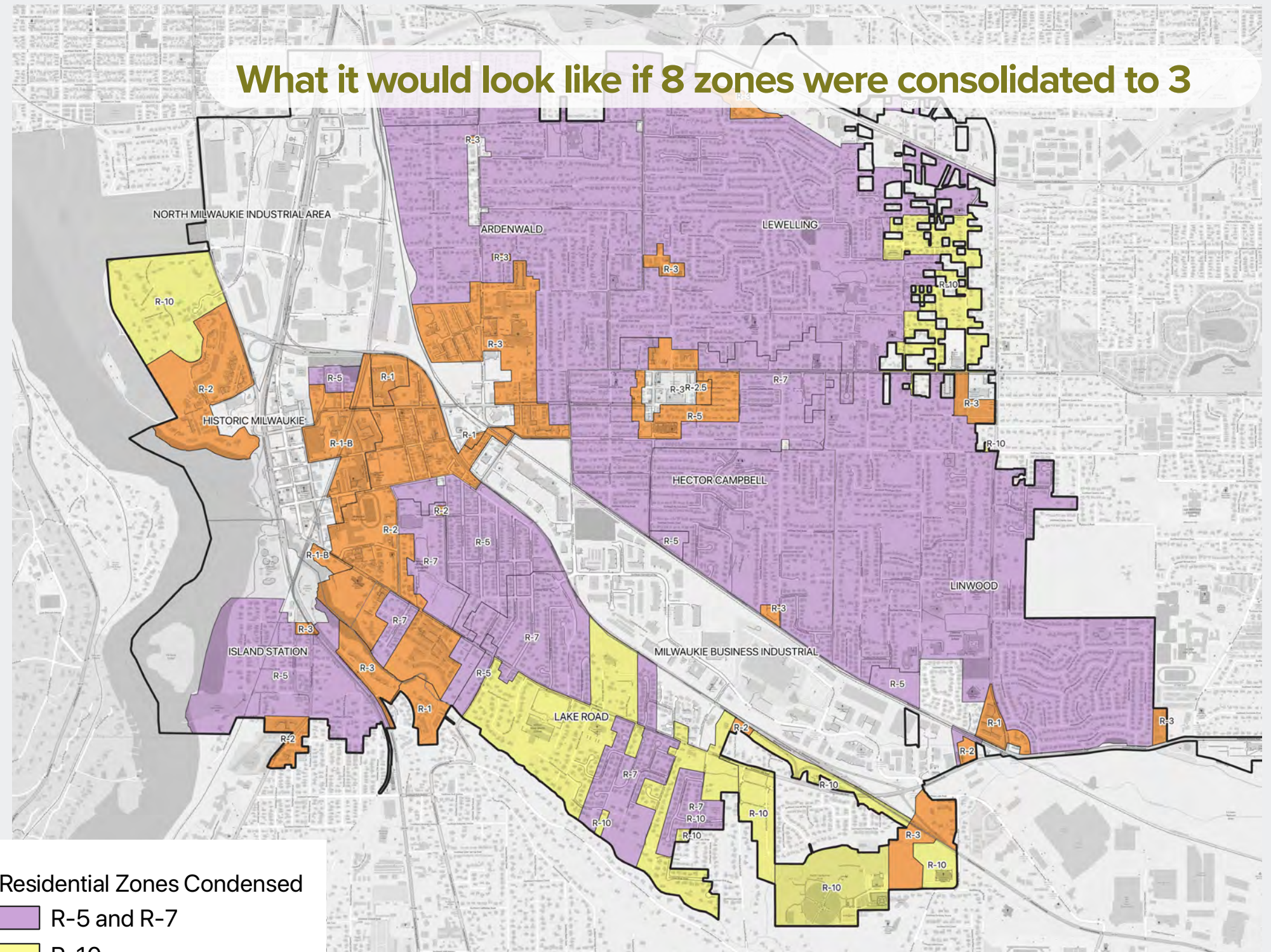
» Combine R-5 and R-7

» Combine R-3, R-2.5, R-2, R-1, R-1-B

» Leave large lot (R-10) alone

» **More information was requested about R-10 zone and large lots (10,000 square feet and over).**

What it would look like if 8 zones were consolidated to 3



Residential Zones Condensed

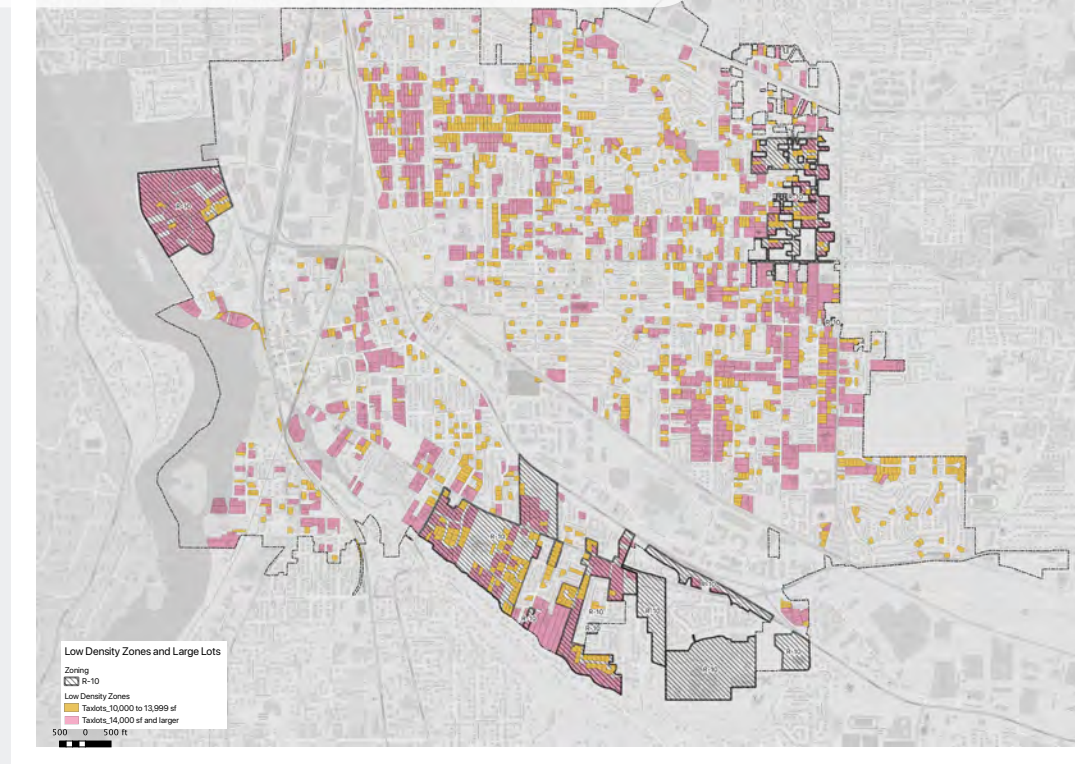
- R-5 and R-7
- R-10
- R-3, R-2.5, R-2, R-1, R-1B

QUESTION:

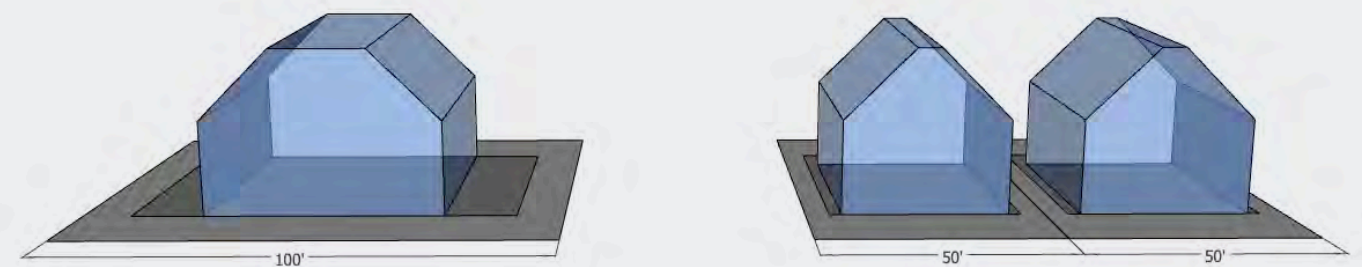
Should R10 remain its own zone or be consolidated with R-5 and R-7?

» The question involves looking at maps and models

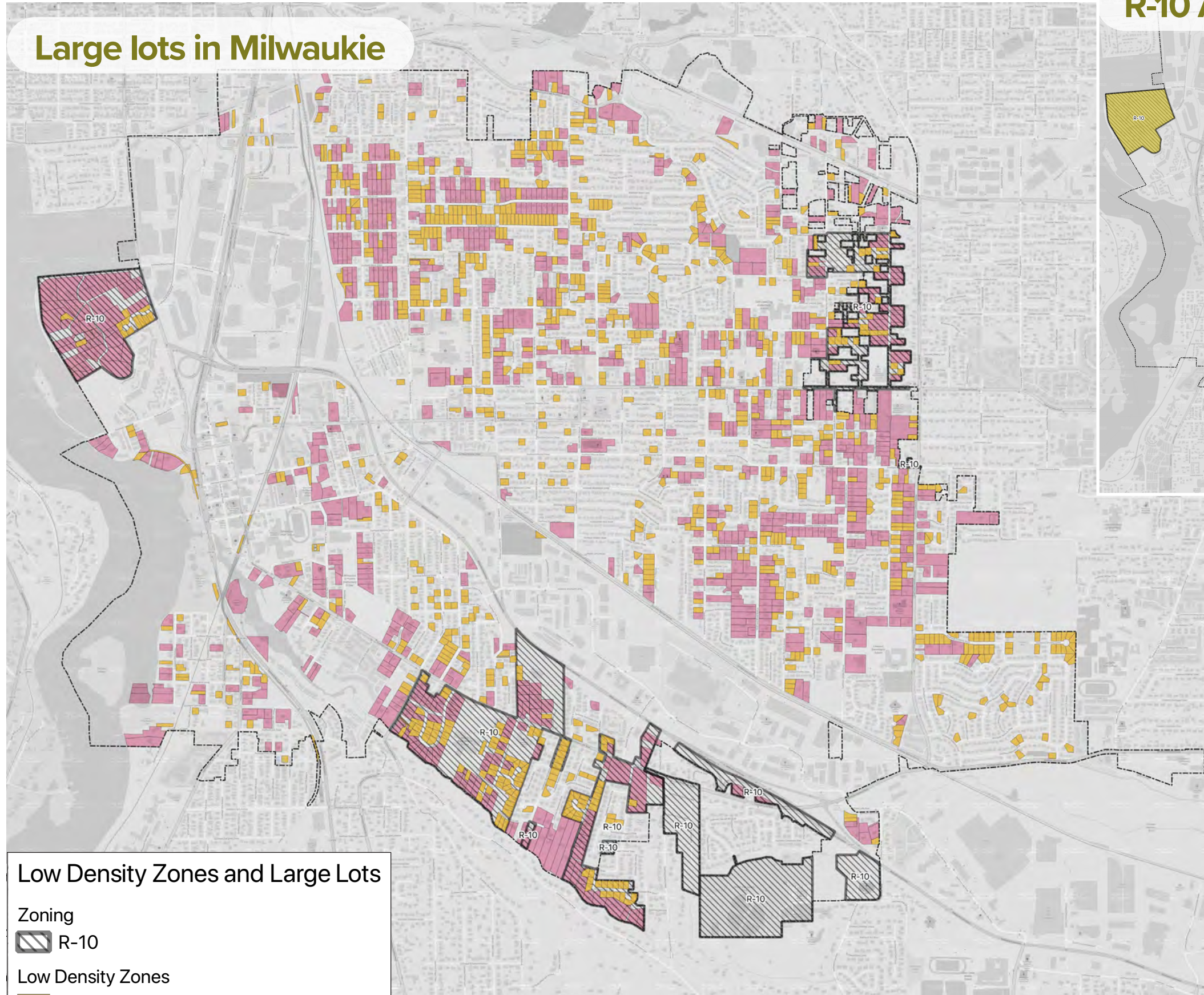
Maps (zoning and lot sizes)



Models (development potential)



Large lots in Milwaukie




Low Density Zones and Large Lots

Zoning

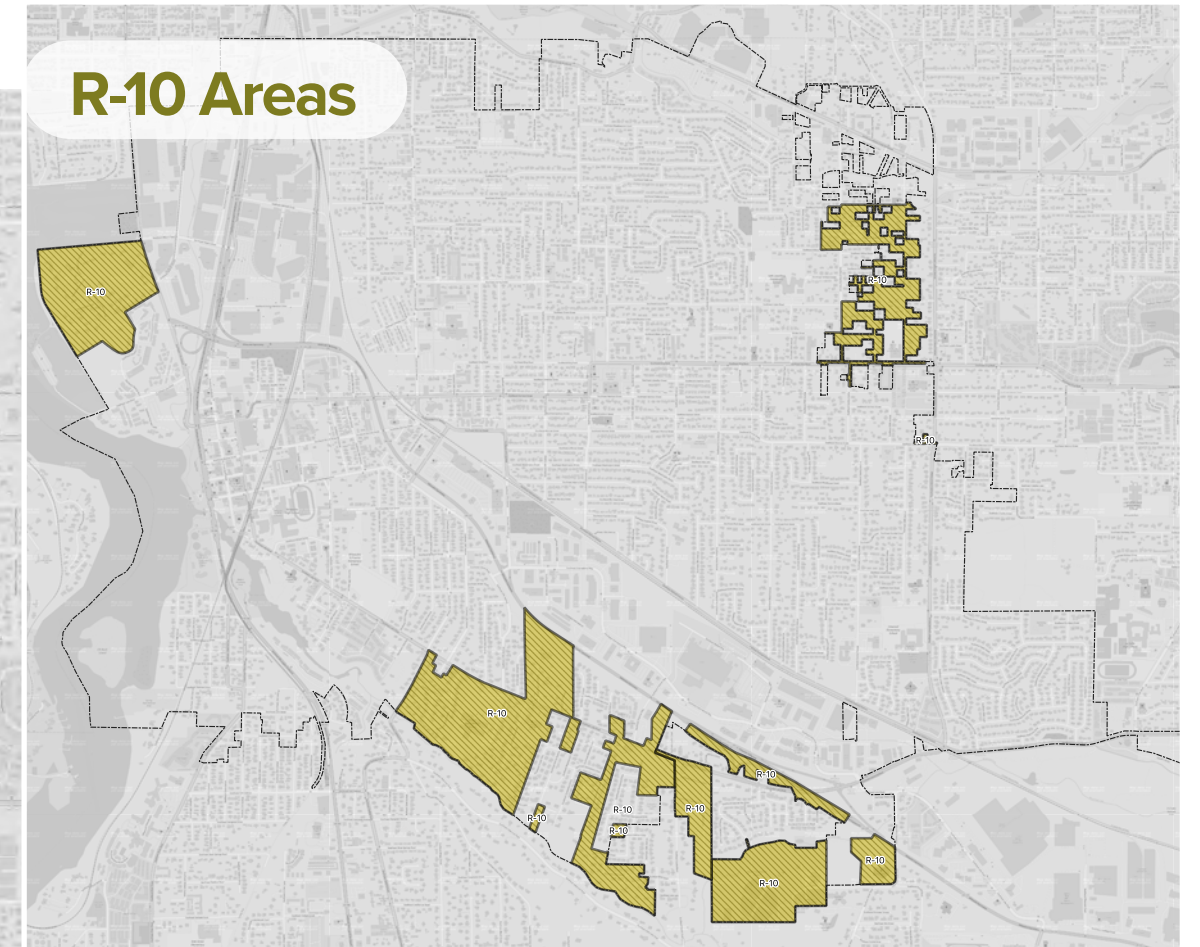
 R-10

Low Density Zones

 Taxlots_10,000 to 13,999 sf

 Taxlots_14,000 sf and larger

R-10 Areas

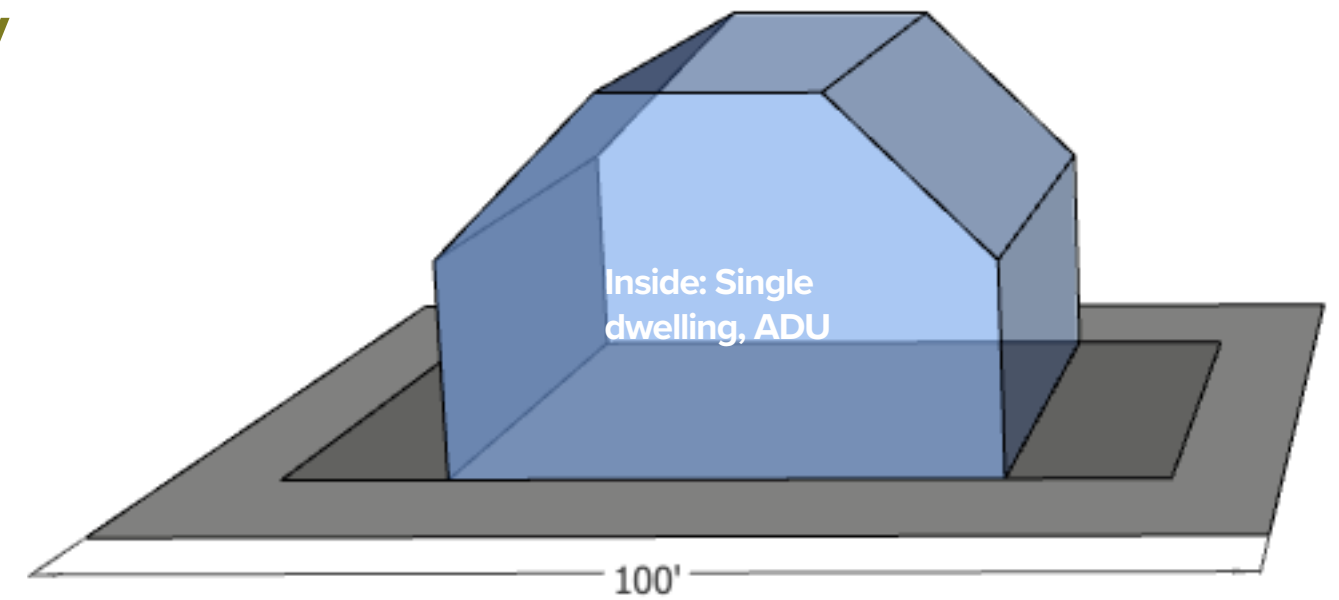


Large Lots

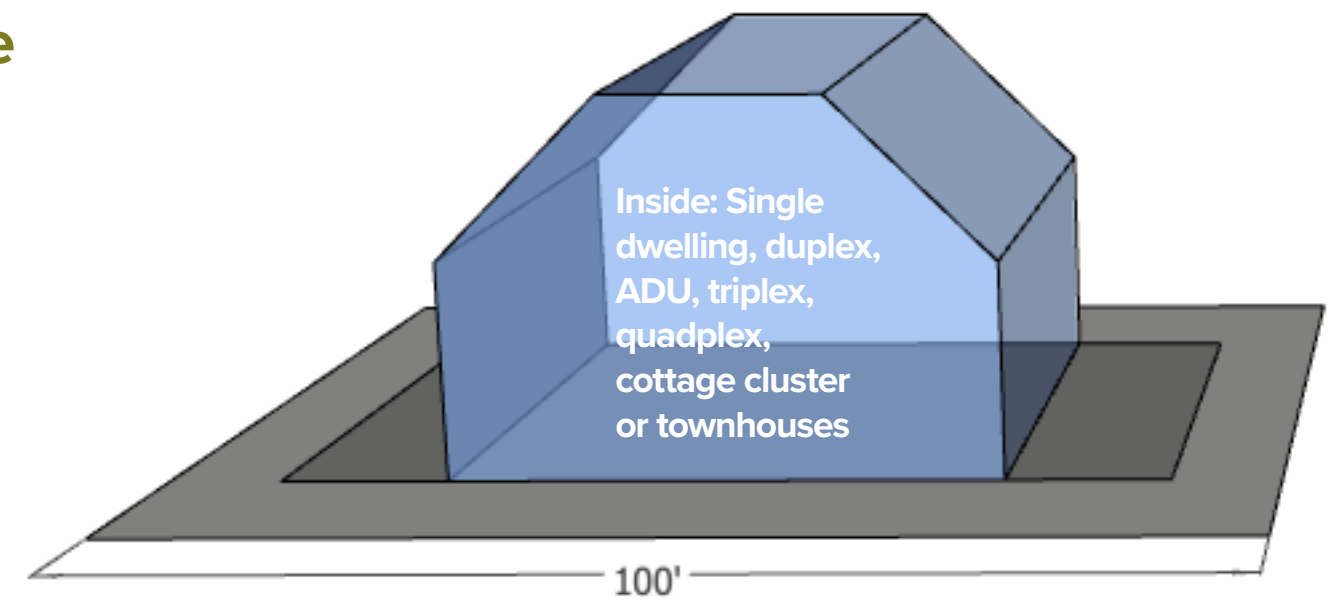
» The majority of large lots (over 80%) are found **outside of R-10 zone**

For large lots (10,000 square feet and larger) **inside R-10 zone,** what housing types are permitted to fill the mold?

Today



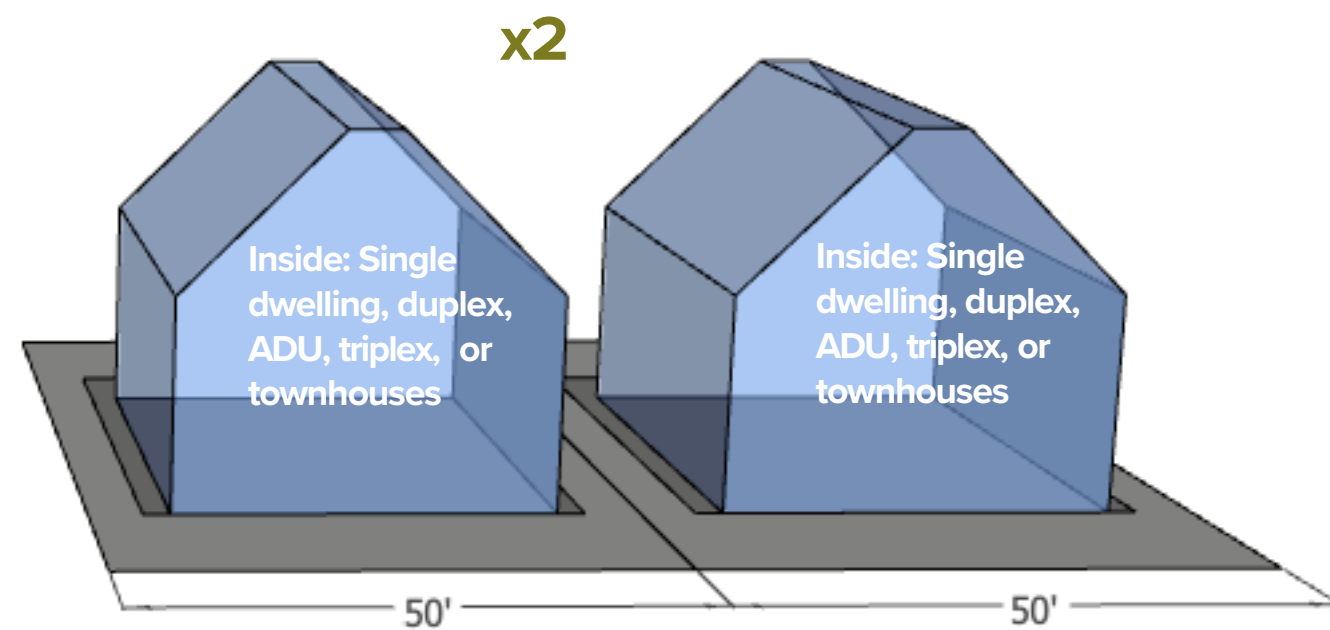
Future



For large lots (10,000 square feet and larger) **outside of R-10 zone**, what will be possible in the future?

» Can subdivide large lots into smaller lots that meet minimum lot size (5,000 SF)

» Applies to over 80% of lots



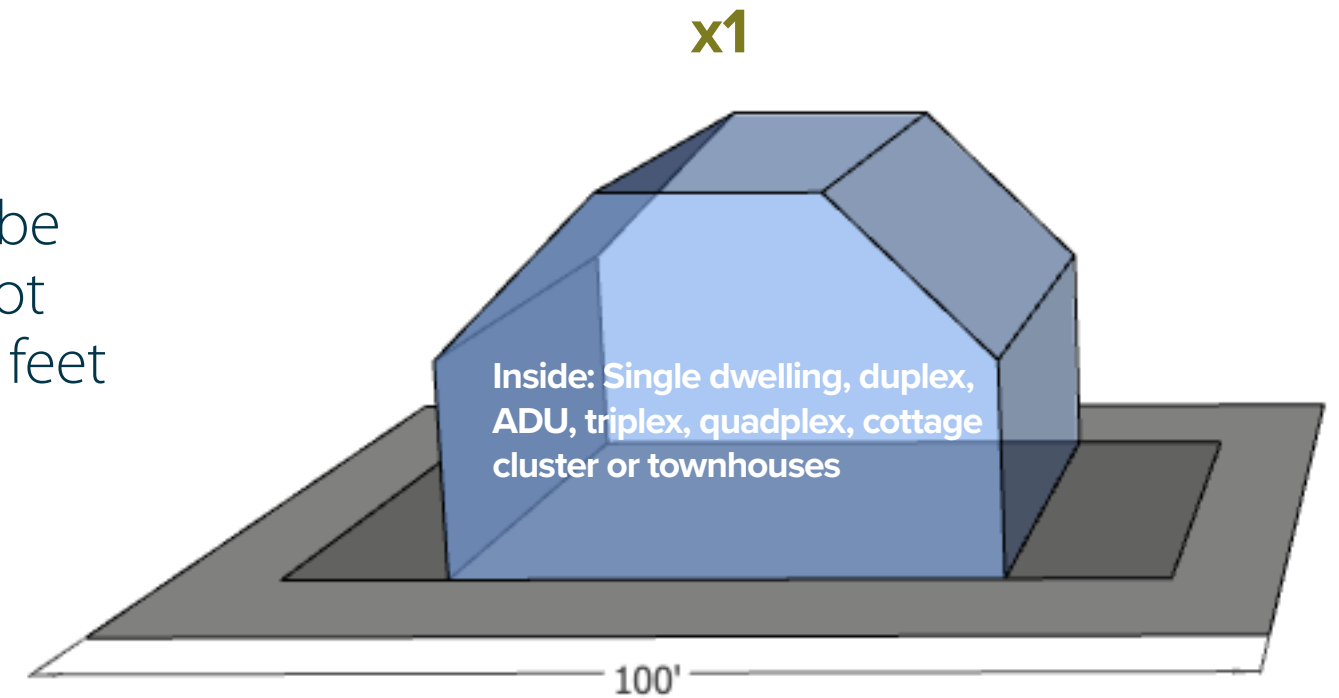
QUESTION:

Should R10 remain its own zone or be consolidated with R-5 and R-7?

Option 1

Keep R-10 zone

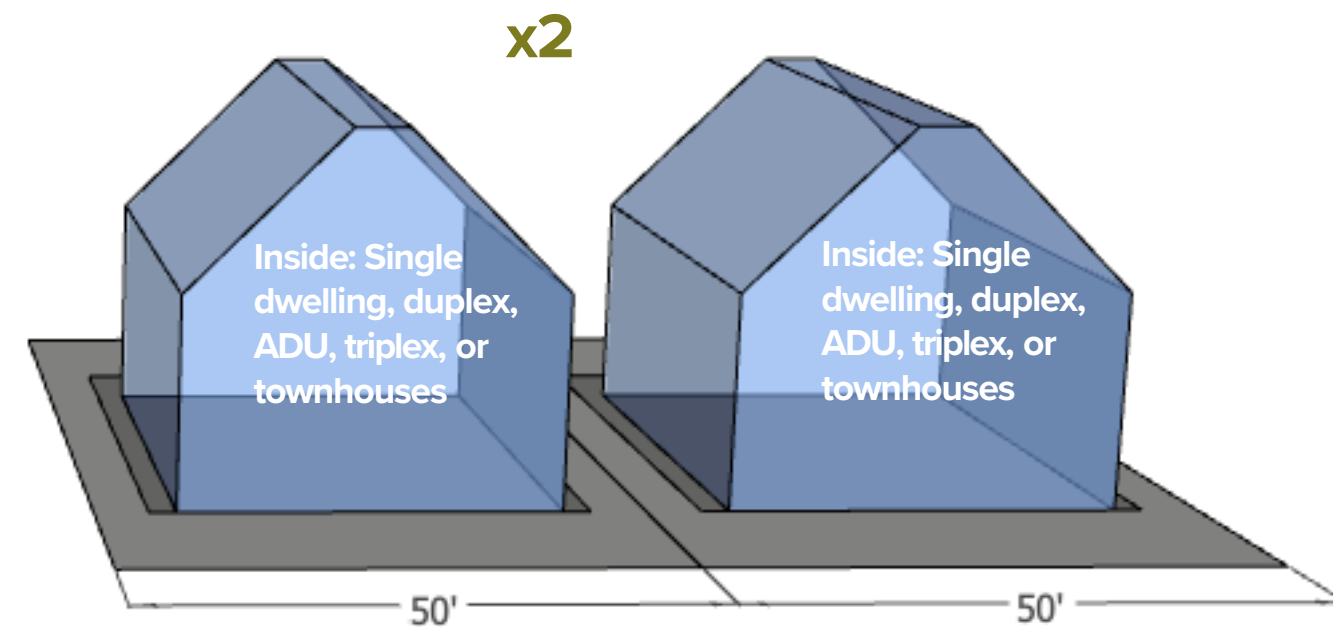
- » Subdividing will not be possible (minimum lot size of 10,000 square feet remains)



Option 2

Consolidate R-10 zone

- » Subdividing will be possible
- » Aligns with Comprehensive Plan goals of increasing supply of middle housing and providing equitable access

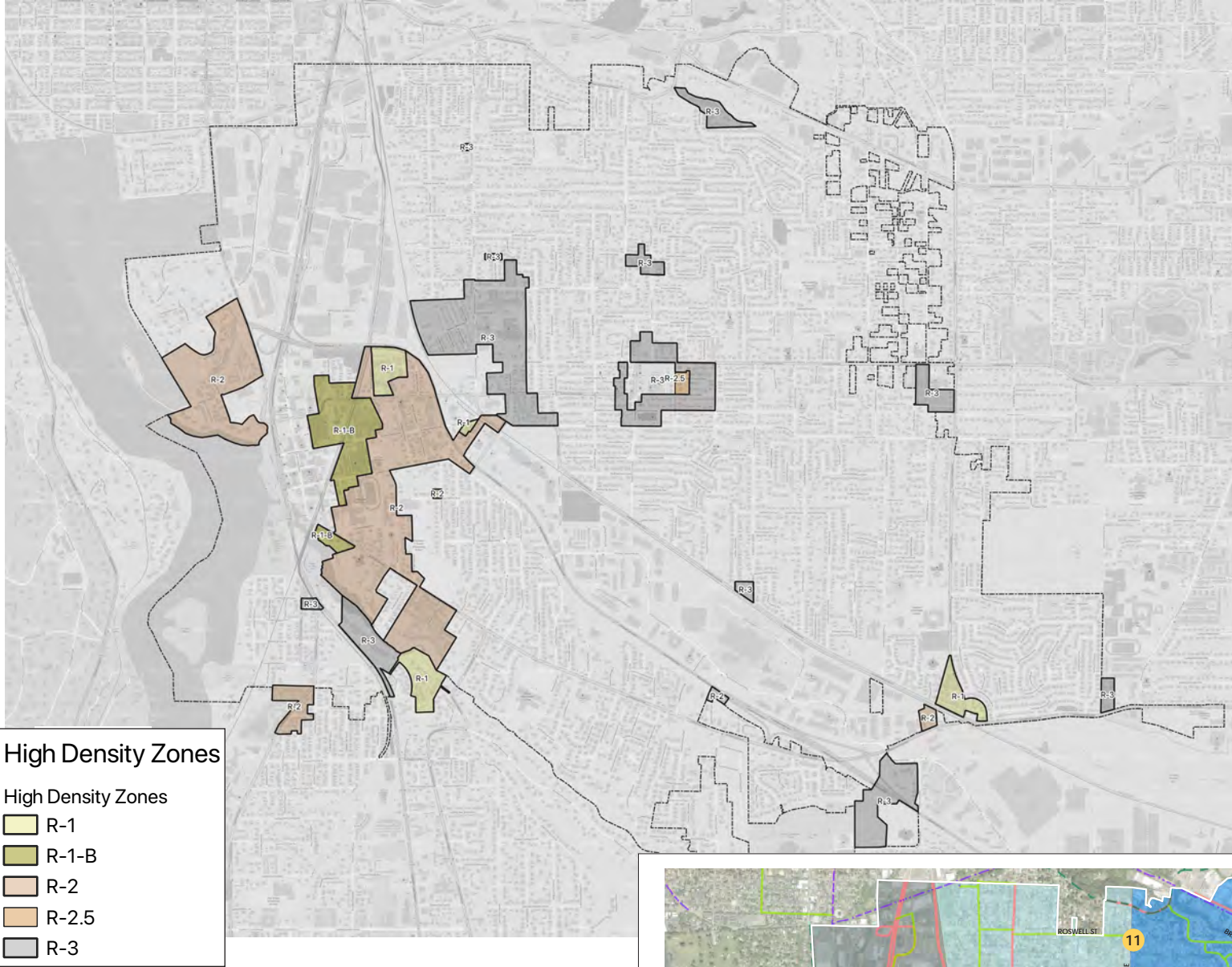


EXPANDED FAQ

Residential Zones: R-1 to R-3

High Density Zones

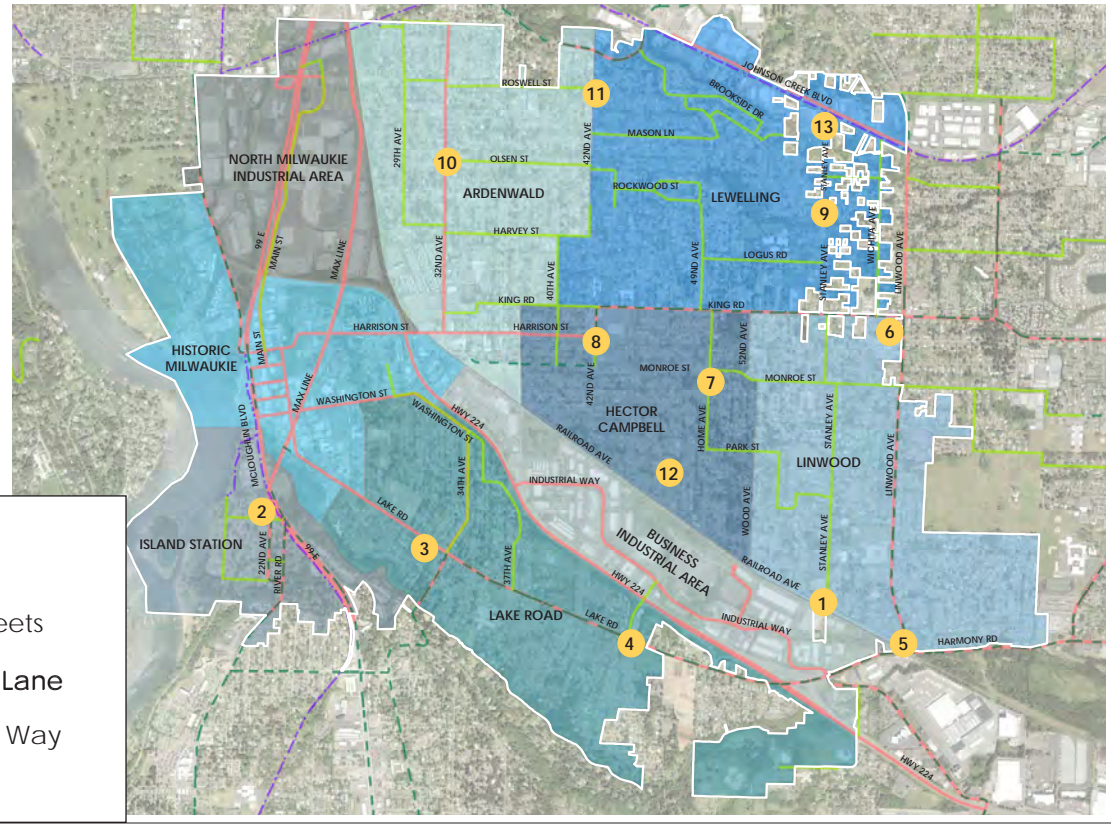
- » R-1, R-1-B, R-2, R-2.5, and R-3
- » Permit higher-density multi-dwelling housing
- » Zones are clustered around downtown and near transit
- » Some areas correspond to proposed neighborhood hub locations



High Density Zones

High Density Zones

- R-1
- R-1-B
- R-2
- R-2.5
- R-3



TRANSIT, BIKE ROUTES, AND NEIGHBORHOOD HUBS

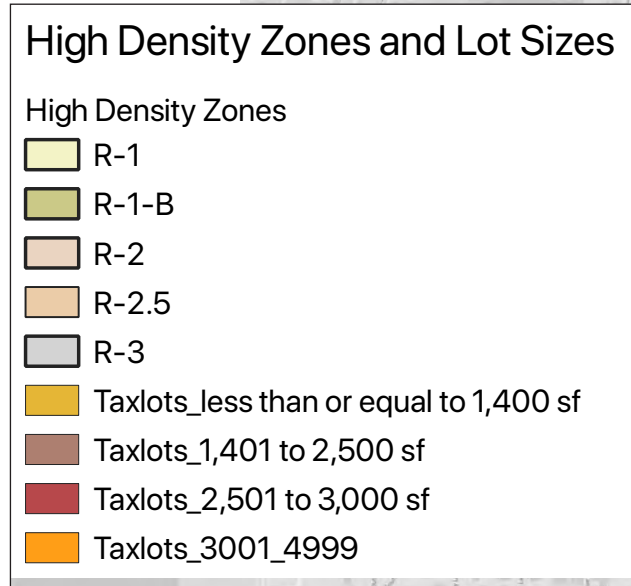
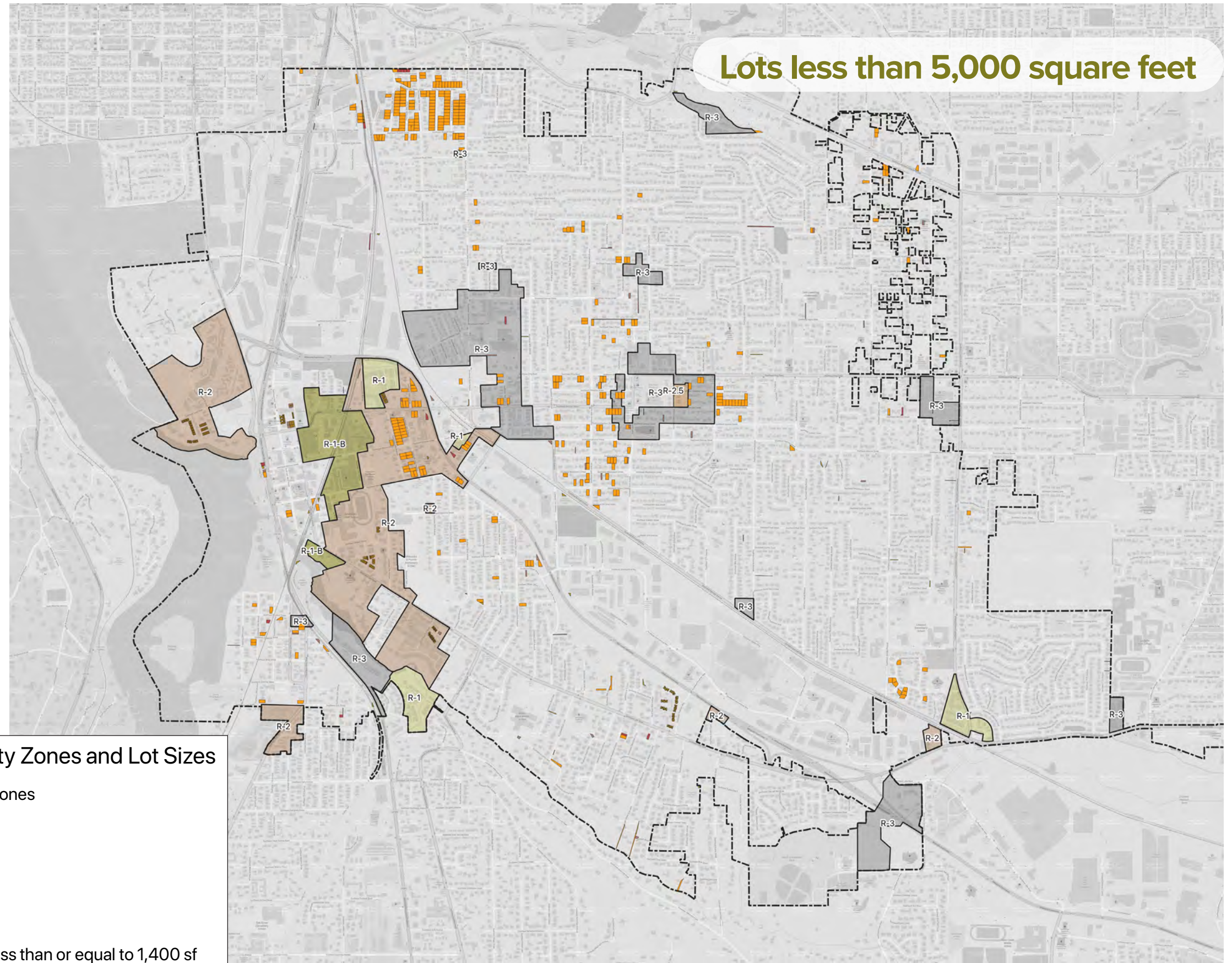
- Proposed Hub Location
- Bike Friendly Streets
- Dedicated Bike Lane
- Established Bike Way
- Transit Routes

For more information on this project, go to www.milwaukeeisregion.gov/planning/neighborhood-hubs-project

OUR PLAN
FROM VISION TO ACTION
CITY OF MILWAUKEE COMPREHENSIVE PLAN UPDATE
Updated August 2019

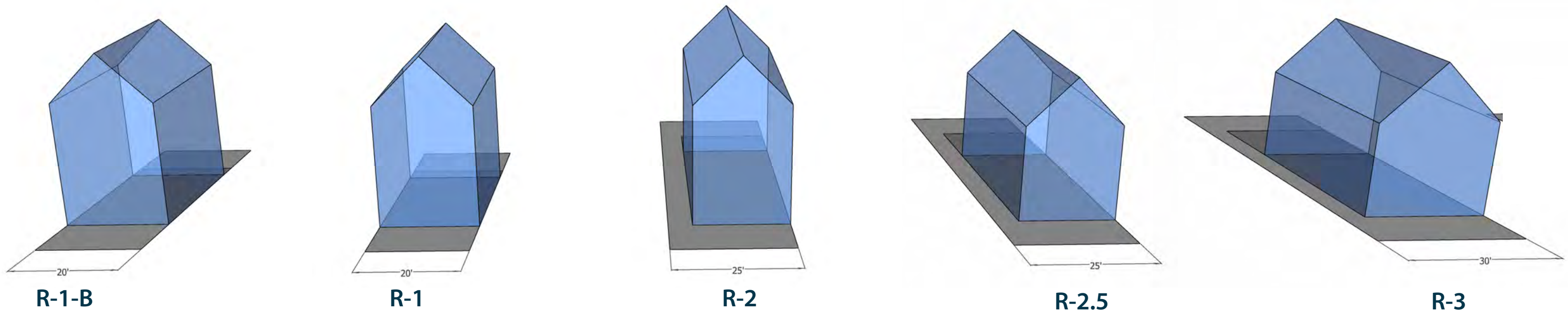
High Density Zones

- » Should these zones be consolidated?
- » Should the city permit triplexes and above on smaller lots in these zones?



Lots less than 5,000 square feet

High Density Residential Zones



What does HB2001 Require?

- » Duplexes permitted on every lot
- » Not more than 2 parking spaces per duplex
- » Less parking required for triplexes and quadplexes on smaller lots
 - » Lots < 3,000 square feet: 1 space maximum
 - » Lots between 3,000 and 5,000 square feet: 2 spaces maximum

Options for High Density Zones

- » Consolidate to a single high-density zone?
- » Permit triplexes and above on smaller lots in these zones?

EXPANDED FAQ

Trees and Parking



What is a tree code?

- » Regulates **which trees to preserve** and the process for preserving them. A tree code also regulates how to plant **replacement trees**.
- » The tree code will address both individual trees and the **larger tree canopy**.
- » The tree code developed through this project will **only regulate trees on private property**. Milwaukie already has a code that regulates trees on city-owned land / street trees.
- » The Tree Board administers the tree code along with the Public Works department. They issue permits to remove trees and review applications for development.





What is a parking survey?

- » Where is parking space available and how much of it is being used?
- » Study the existing parking spaces reasonably available (**inventory**) and how many are being used (**occupancy**) to see how parking typically functions.
- » Conducted by Rick Williams Consulting, parking experts who are part of the project team.
- » They walked through **four neighborhoods** in Milwaukie and noted inventory and occupancy.



Parking survey methodology

- » Surveyors looked at **parking on site** in driveways and carports. They also looked at **parking off-site** on the street.
- » They conducted the occupancy survey at 2 AM and 10 AM.
- » **At 2 AM** most people are home. The survey captures highest rates of residential parking use (“peak demand”).
- » **By 10 AM**, some people have left for work or errands and other people have come to this area. The survey documents non-residential users.



Zoning 201
Development Review Orientation

OBJECTIVES

- Basic understanding of the development review process for middle housing
- Understand potential development constraints and requirements



PERMITTING PROCESS

Building permit only – middle housing

Current Code

- Single unit dwellings
- Duplex*
- Rowhouse**
- ADUs***

HB 2001

- Single unit dwellings
- Plexes
- Rowhouses
- Cottage clusters
- ADUs



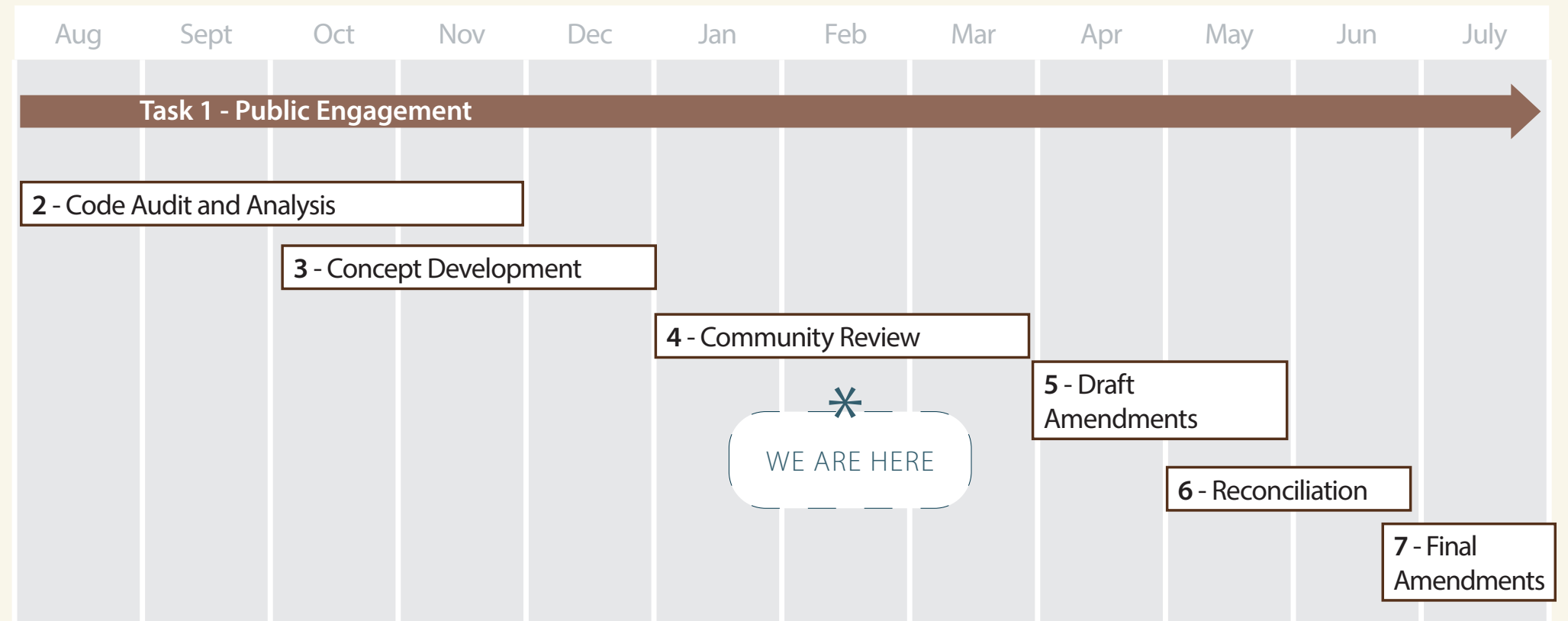
DEVELOPMENT REQUIREMENTS

- System Development Charges (SDCs)
- Infrastructure - streets
 - Frontage requirements (dedication; street; sidewalk; curb; planter strip)
- Infrastructure - utilities
 - Water
 - Sewer
 - Stormwater



NEXT STEPS

- » Public Engagement #2
- » Meetings in a Box
- » Refined map and code concepts
- » Next CPIC Meeting: April 15
- » Draft amendments in April





Thank you

