



DRAFT MEETING SUMMARY

Members Present

Albert Chen, Ben Rousseau, Bryce Magorian, Celestina DiMauro, Daniel Eisenbeis, Liz Start, Everett Wild, Howie Oakes, Jessica Neu, Rebecca Hayes, Sara Busickio, Stephan Lashbrook

Members Not Able to Attend

Joe Gillock, Matthew Bibeau, Neil Hankerson, Stacy Johnson

City of Milwaukie

Mark Gamba, Mayor; Councilor Lisa Batey
Kim Travis and Joseph Edge; Planning Commission
David Levitan, Denny Egner, and Mary Heberling; Planning Department
Alma Flores; Community Development Director
Peter Passarelli; Public Works Director

Envirolssues

Emma Sagor

Angelo Planning Group

Matt Hastie

Other

Jamie Crawford

Conversation and questions/answers are summarized by agenda item below. Raw flipchart notes are attached as an appendix to this summary (Appendix A, respectively).

WELCOME

Emma Sagor started the meeting and welcomed everyone. Mayor Mark Gamba continued to open the meeting and welcomed members of the Comprehensive Plan Advisory Committee (CPAC). He let the committee members know that Council “pinned down” block 1 policies in August. He also brought up the concern by Council around the housing chapter for the Comprehensive Plan Update. They felt that they wanted to see housing in its own “block” since the topic should have more time for discussion and outreach.

David Levitan continued welcoming the committee and introducing Matt Hastie, a project manager with Angelo Planning Group (APG). He will be helping the City with updating the Comp Plan.

Matt introduced himself and told the committee he has worked on the Tacoma Station Area Plan, has worked on a lot of housing planning efforts both for Milwaukie and other jurisdictions and is willing to

help when that comes up. Has also helped on park master plans in Independence, OR, Newport, OR and Lincoln City, OR, among others.

PROJECT UPDATES

David updated the committee on the Technical Advisory Committee (TAC) and their role. The TAC is comprised of City staff and staff from North Clackamas Parks and Recreation District (NCPRD). Their role is to provide technical advice to project staff and the CPAC about policy direction. They will review and provide comments on draft policy language and have a TAC recommendation to Council and Planning Commission. Both CPAC and TAC will be able to review both committee comments and provide feedback loops for both.

Questions/Comments

- **Celestina DiMauro** – Were there any new ideas that were brought up and “pinned down” that CPAC doesn’t know about? Will we get notice of that?
 - **David** – *We can provide that to the group. It is not in the presentation tonight.*

HOUSING POLICIES – PROPOSED STRATEGY

- Emma – Housing will be taken out of block 2 and will run concurrently during block 2 and 3. We would have some focused CPAC meetings solely on housing and two extra community events in roughly Nov and April.
- David – There are still moving parts related to this. We’ve had work sessions with PC and CC. We did a Housing Needs Analysis to feed into Comp Plan Housing Chapter to recognize the housing need based on our supply. According to report, we have adequate amount of housing supply to meet the expected growth. However, PC and CC would like to have a more in-depth discussion regarding housing beyond the HNA info. We also just adopted an affordable housing strategy. We hope to get a grant from DLCD to help fund more effort around equity and housing.
- Mayor Gamba – Over the last several years, Milwaukie has been gentrifying. Housing affordability is one of the 3 City Council goals. Our Comp Plan allows for new types of housing that did not exist before (e.g. cottage clusters, multi-family in single larger house, etc.) In order to do that, we need to change our zoning. These changes need to involve the whole community to provide education, get them comfortable with the idea, on-board, etc. Felt like the last block was rushed and didn’t want to feel that way during the housing topic. Still concerned about schedule of housing and if we’ll have enough time.
- Lisa Batey – Look up the term Missing middle housing. We can learn from Portland – they are pushed back a year because they had backlash from their Comp Plan update from the neighborhoods. We want to make sure we hear from everyone.

Questions/Comments

- **Bryce Magorian**– I’m also concerned about the timeline. Don’t know if it’s enough time for housing. Willing to meet more often, if need be.
 - **David** – *Yeah we need to think about staff time and committee time. It could be something where we have smaller group meetings, where staff can help facilitate those discussions. We are still figuring out the process and wanted to*

- **Becky Hayes** – I’m open to a smaller shorter meeting about a presentation of housing or a field trip to help prepare for bigger discussions of housing.
- **Stephan Lashbrook** – Have you talked about creating just a housing sub-committee?
 - o **David** – *We have discussed, but didn’t want to make assumptions about what people wanted.*
- **Everett Wild** – I’m concern about community burn-out, especially with two town halls being in March and then April. Would that steal input for blocks 2 and 3?
 - o **Emma** – *That is something we should think about as a committee.*

UPDATE ON NEIGHBORHOOD HUBS PROJECT

Mary provided a summary of the survey responses for the Neighborhood Hubs Project.

Questions/Comments

- **Howie Oakes** – The Lewelling NDA had identified the intersection of Stanley and JCB as a potential hub location; would like to know why that didn’t move forward (in relation to Hub #9)
- Some felt the “hubs evolution” diagram is too passive and more information is needed in each hub to support growth and success (e.g. incentives, zone changes, land acquisition, etc.)
- **Alma Flores** – A retail market analysis will need to be taken to understand what is really feasible in each hub (e.g. the population density needed for a grocery store, etc.)
- **Stephan** – This is all related to the concept of economic gardening and suggested CPAC members look into this.

TOPIC BACKGROUND PRESENTATIONS AND DISCUSSIONS

Parks and Recreation – Questions/Comments

- **Bryce** – Is there a way to separate out the ancillary documents in the Comp Plan update?
 - o **Matt** – *Yes. That is what City staff are proposing.*
- **Daniel Eisenbeis** – If Happy Valley gets out of NCPRD, will that affect City of Milwaukie parks?
 - o **Matt** – *Might have some effects, but not totally sure. It could either reduce or increase the level of service that the District can provide in Milwaukie depending on how costs and revenues for the District are impacts.*
 - o **David** – *Happy Valley has felt their level of service is lower and the pay into NCPRD isn’t worth it.*
 - o **Lisa** – *NCPRD was all ready to go if Happy Valley went out and didn’t seem too worried.*
 - o **Mayor Gamba** – *There is possibility that there may be more cash for us to build out parks. There are some concerns about ongoing maintenance, but that is also currently happening. May help if they are out with voting for more services. Happy Valley has voted that down in the past.*
- **Alma** – Does the map that shows service levels of parks, also show community centers or larger regional facilities and their service areas?
 - o **Matt** – *No, but usually those have a 2-3 mile radius of service.*
 - **Alma** – *Will this chapter consider those in this?*
 - **Matt** – *The City will need to decide that.*

- **Denny Egner**– The map also does not show a radius from schools.
 - o **Matt** – *True, they are on the map, but it is up to the City to decide if we want to consider schools as City park space. Typically, a City will consider those facilities as part of a park or recreation system if they are accessible to and used by the general public outside of school hours. That depends on local school district policies and whether the city or parks district and the school district have some kind of joint use agreement in place.*
 - o **David** – *We'll need to engage with the school district in this conversation.*
 - o **Denny** – *Only reason I ask is because there may not be many, if any, parks between City limits and border of I-205 in the Urban Growth Management Area (UGMA).*
- **Mayor Gamba** – We need a third designation called natural spaces to incorporate places like Elk Rock Island.
- **Daniel** – Curious about why the map shows ¼ mile radius versus ½ mile radius.
 - o **David** – *The farther the radius the more it could fall into problems with connectivity and actually making it easy to get there, particularly given areas where there is not a direct street connection from homes to parks.*
- **Alma** – Good to note the typography of each park. No one is the same. It may be a well served area, but not providing the right services.
- **Kim Travis** – Is there a formula used to calculate the number of parks per people. If we are looking at increasing density, are we considering how people will still be serviced?
 - o **Matt** – *It's more about what amenities and facilities you need and how accessible those are to your residents and workers. Most cities do not use standards like acres of parks per thousand residents, although they did in the past. Instead, most cities look at trends for types of services needed. It is more about proximity and types of facilities the residents say they need.*
- **Stephan** – Missing community gardens and edible landscapes. Right now the only park with plans for a community garden is Balfour Park. I think it's important as the neighborhoods get denser. Our community gardens are not listed in the parks here.
- **Liz Start** – Dog parks as part of the conversation may be good.

Willamette Greenway – Questions/Comments

- **Ben Rousseau** – Elk Rock is not in there, I'm assuming it's because it was not in the City when the greenway was made.
 - o **Denny** – *Correct.*
- **Stephan** – Strongly support a different regulatory boundary, glad that is being discussed.
 - o **Denny** – *I've been told adopting a Greenway compatibility boundary is the way to go.*
- **Everett** – City of Portland does not view protection of public areas, not for someone's condo. If the Kellogg Dam is demolished, do we need to adjust the greenway boundary.
 - o **Mayor Gamba** – *Doesn't make a difference, they will still.*
- **Ben** – If the dam is taken out, can we also prioritize better connection to the riverfront?
 - o **Denny** – *Taking the dam will also mean we need to re-do the McLoughlin Bridge and could take up to 15-20 years to do that. It is expensive.*

- **Mayor Gamba** – The old comp plan calls to take out the wastewater treatment plan, is the update the right place to talk about covering the plant?
 - o **Denny** – Yes.
 - o **Ben** – *Maybe we should look into making the wastewater plant into net zero.*
- **Daniel** – What about the City wanting to invest in acquiring streamside properties?
- **Alma** – Another constraint – affordability. How this impacts cost of development and redevelopment of these areas along the greenway.

Parks and Recreation and Willamette Greenway Public Input

- **Emma** – What are some things you’d think the community would want to know about these topics. What questions should we be asking them?
 - o **Lisa** – What kind of amenities do they feel are missing in the park inventory. What do they want to see at the Wichita Center?
 - o **Kim** – Youth engagement would be good around parks and recreation.
 - o **Albert Chen** – Does this have anything to do with Phase 3 of development of Milwaukie Bay Park? Would be good to elaborate/clarify with the community about that.
 - o **Ben** – Make sure our outreach reaches a diverse group of people: different ages, ethnic backgrounds, and abilities.
 - o **Ben** – Strong needs for both community gardens and dog parks. Would like to bring them up at a community meeting.
 - o **Becky** – Need to deal with the accessibility issue. Older people take kids to the park. Important to think about their needs in park planning.
 - o **Celestina** – Would like to hear from the community about using schools as park area.
 - **Ben** – *Could we discuss with NCS D about this before we go out to the public about this? Have we talked with them about this?*
 - **Mayor Gamba** – *The school district now has the ability to close access to any part of their properties. It would need to provide some negotiation with them.*
 - **Emma** – *Maybe it would be good to ask the community about how they use these school properties.*
 - o **Alma** – Also good to consider places of worship as recreation areas.
 - o **Emma** – How do we relate Willamette greenway with the Milwaukie community?
 - **Lisa** – *How do you balance what people value about our current greenway in terms of beauty.*

Natural Hazards – Questions/Comments

- **Ben** – Even though we are not at risk of wildfires, there are significant health implications in the region, like smoke. Should we still consider that when we look at communication strategies for different, vulnerable populations.
 - o **Emma** – *I know the Climate Action Plan talks about this.*

- **Mayor Gamba** – On floodplains, the rules about cut and fill are still law and can cause problems that we should discuss. The 100-year floodplain is irrelevant and haven't been updated recently. We'll need to dig deep into those issues around the Comp Plan update.
- **Everett** – Supports Ben comment, think there are some low-level fruit solutions we could do around this, like making sure the new Ledding Library has good air filters.

Energy/Climate – Questions/Comments

- **Mayor Gamba** – Is there an opportunity in our zoning code to require green construction?
- **Howie** – Some city incentives to reduce fees and permits to building green development, we do need to realize that it will increase the cost to building homes.
 - o **Liz** – *Agree with Howie. We could also add deconstruction requirements.*
 - o **Howie** – *Multi-family is exponentially a better use of energy than single family homes. Something to consider and create standards for them too.*
 - o **Celestina** – *At what point of the process should the City intervene around the affordability around more green building development?*
 - o **Ben** – *There are cities that have adopted advanced standards for green building development.*
 - o **Ben** – *Passive homes are easier to achieve in smaller homes with minimal cost. Is there a way we could incentivize ADUs to be passive?*
- **Liz** – With all of this discussion, how is the Comp Plan Update and the Climate Action Plan going to be worked out together?
 - o **Emma** – *We'll need to look closely into doing that. We can also share what we heard from the community outreach so that there is no overlap when we go out to the public around the Comp Plan Update.*
 - o **David** – *We'll need to get away from the individual actions from the Climate Action Plan when discussing the Comp Plan.*
 - o **Mayor Gamba** – *What to me makes sense to come out of the Comp Plan are larger policies. How do we increase walkability? How do we increase density in the right places to create walkability? The hubs concept is also about climate change to prevent people from driving to go somewhere. It will inform our Transportation System Plan.*
- **Bryce** – Seems like when we talk about parks, it's not talking about climate, etc. It all seems siloed. And are we at a point where we need to mitigate Climate Change impacts versus prepare for them?
- **Howie** – Feel like the City could do a lot to encourage neighborhoods with responding to disasters.
- **Stephan** – Think the climate action subject is the most important area we will need to talk about with this Comp Plan update.

NEXT STEPS

David talked about upcoming schedule for the next few months.

Adjourn

David adjourned the meeting at 9:00pm.

APPENDIX A: RAW FLIPCHART NOTES

Parks and Rec

1. Clarifying Questions
 - a. Opp to decouple park plans from Comp Plan?
 - b. Effort of Happy Valley pulling out on Milwaukie?
 - c. Accessibility of rec/community centers? (usually 2-3 mile radius)
 - i. Will this chapter consider these centers?
 - d. Any parks btwn E. border and I-205?
 - e. Elk Rock Island is diff – will not be developed
 - f. Street connectivity considered
 - g. Important to note typology of these parks (amenities, usage data, etc.)
 - h. Key industry trends: formula that connects density to park space needed?
 - i. Community gardens and edible landscapes are underrepresented here
 - j. Dog parks?
2. Need to engage school district in this conversation

Willamette Greenway

1. Clarifying Questions
 - a. Why these boundaries?
 - b. Do we need a Greenway Design Plan still? – way to get diff reg. boundary?
 - c. Is Elk Rock in Greenway? – Yes!
 - d. What does view protection refer to?
 - e. Can we prioritize pathway to riverfront (in conjunction with dam removal)?
 - f. WWTP – is Comp Plan right place to talk about covering? – Yes
 - g. Want City to invest in acquiring streamside properties.
 - h. Need to consider affordability and impact on development costs.
 - i. Check with state on def. PDX does it from public places.
 - j. Greenway Compatibility Boundary
2. Questions for Public:
 - a. What amenities are missing or most needed? Rec & Natural Areas
 - i. Wichita Center (NCPRD)
 - b. Youth engagement
 - c. What's the relationship to waterfront plan, phase 3?
 - d. Get a diverse group of people for input
 - i. Ages
 - ii. Abilities
 - iii. Ethnic backgrounds
 - e. Community gardens and dog parks
 - f. Views? – What do we value about greenway?
 - g. Utilizing school areas for parks
 - h. Get answer from schools
 - i. Do you consider schools, places of worship, or other rec center parks?

Hazards

1. Clarifying Questions
 - a. Is there a fire objective?
 - i. What about health implications (air quality?) – Our filters

- b. Flood plain issues
 - i. Cut fill
 - ii. 100-year map is irrelevant

Climate Change/Energy

1. Is there an opportunity to implement more stringent zoning/building codes (e.g. Hillsboro – UGB expansion is green)
 - a. Code innovations database, city to be collaborator in this process?
2. Incentives “carrot” v. stick
 - a. Affordability
 - b. Relate to MF Construction – that’s the opportunity?
 - c. Bonuses, reduced fees
 - d. Incentivize buyers?
3. Passive house standards – easier to achieve in smaller homes
 - a. Tie to ADUs and Cottage Clusters?
4. Methane capture at WWTP, net zero
5. Milwaukie Bay Park – do we proceed?
6. Bike path on 99E to connect to 17th in Portland?
7. Educational program for neighborhood resiliency

DRAFT

Milwaukie Comprehensive Plan Update
CPAC Meeting #6
 September 10, 2018

Committee Evaluation Form Responses (11)

1. Overall meeting quality	Poor	Fair	Good	Excellent	
		2	6	3	
2. Pacing	Too slow	A little slow	Just right	A little fast	Too fast
		3	5	2	1
3. Presentations	Poor	Fair	Good	Excellent	
		3	7	1	
4. Meeting materials	Poor	Fair	Good	Excellent	
			7	4	
5. Discussion	Poor	Fair	Good	Excellent	
		3	2	6	

6. Most useful?

- Group discussion (5)
- Presentation into discussion format worked well
- Knitting the topics together.
- Materials were distributed well in advance.
- I like the hubs, but maybe it could have been shorter?

7. Least useful?

- The hubs info was great, but I'm not sure it is timely to what we are focused on tonight. Could have used more time for discussion.
- Packets were too dense to absorb in such short time.

8. Additional suggestions and comments:

- Best question and discussion about interconnection between Climate Change, parks and hazards came at the end with only 10 minutes left.
- Maybe make certain documents mandatory "homework" to review prior to meetings.



Milwaukie Comprehensive Plan Update

Comments and suggestions:

Agree that we need robust input from the youth on Parks.

Thinking about Kellogg Dam - is there any kind of requirement we could lay over 99E right at the dam that would trigger removal of the dam if ODOT touched (repaired) the roadway over the bridge.

Agree with permaculture (edible) parks

We need photos from public space towards Willamette (view corridors or lack thereof)

Please leave with staff tonight or email David Levitan at LevitanD@milwaukieoregon.gov. Thank you!



Milwaukie Comprehensive Plan Update

Comments and suggestions:

- 1) Sanitying river monitoring; could this be used to help update flood plain maps?
- ★ 2) disaster preparedness; what subsidies exist to incentivize households to have disaster kits? Can we give people enough encouragement to have them build ~~a~~ kits?
- ★ 3) is it worth finishing Milwaukie Bay Park? Should we swallow the bitter pill now and spend instead on climate change mitigation?

Please leave with staff tonight or email David Levitan at LevitanD@milwaukieoregon.gov. Thank you!



Milwaukie Comprehensive Plan Update

Comments and suggestions:

need to remember parking lot
↳ all ages + abilities framework on
website (Rebecca)

Please leave with staff tonight or email David Levitan at LevitanD@milwaukieoregon.gov. Thank you!



Milwaukie Comprehensive Plan Update

Comments and suggestions:

Willamette greenway water use & views
Parks & Rec uses it; Common gardens &
edible landscape. Have age & abilities
amenities at designated parks, which parks

Please leave with staff tonight or email David Levitan at LevitanD@milwaukieoregon.gov. Thank you!



Milwaukie Comprehensive Plan Update

Comments and suggestions:

Milwaukie should implement (maybe it already exists?)
a 'sustainability' program for businesses,
and for developers so that the city's audit will
grant an official seal for being ordained as
a sustainability business or building.

Can we engage with schools? Can be great
insight to topics such as parks/recreation.
They are ~~probably~~ likely the future
Milwaukians.

Please leave with staff tonight or email David Levitan at
LevitanD@milwaukieoregon.gov. Thank you!



Milwaukie Comprehensive Plan Update

Comments and suggestions:

I wasn't sure whether this is applicable to the natural hazards part of the comp plan, but I recently went to a seismic preparedness conference and learned that earthquake insurance (which is not covered in most home-owner insurance policies) IS the best way to prepare for the "big one." I think maybe the public should be made aware of this option. Rather than spending ~~big bucks~~ ^{big bucks} fortifying your home, earthquake insurance is rather cheaper - but not well known ~~to~~ to most individuals. ~~OK, maybe it is still not so cheap according~~ OK, maybe it is still not so cheap according to Stephan :)

Please leave with staff tonight or email David Levitan at LevitanD@milwaukieoregon.gov. Thank you!



Milwaukie Comprehensive Plan Update

Comments and suggestions:

* Town Hall Discussion

→ Parks & Rec - make sure to distinguish Milwaukie Bay Planning effort with this process. Citizens just did a survey online so you may want to reference this survey. (people don't like to feel like they are doing surveys in a vacuum)

Regarding YOUTH ENGAGEMENT! There are a number of leadership groups at MHS - Connect ASAP!!
✓ I would be willing to do this outreach unless you have someone at the City currently connected to MHS.

* Energy = Climate - participants at the town hall should not be confused by the CAP and this process. Needs to be very clear about how the CAP informs the Comp Plan or vice versa. People generally don't get excited about Plans and in fact get ANNOYED when Gov has Plans for Plans, and more Plans.

↳ let me know!

- Kim Travis

↳ Questions for the Public about transportation
↳ Should build on what you guys already know from previous surveys!

* Town Hall topic

→ Resiliency and preparedness through NDA and also connected

Please leave with staff tonight or email David Levitan at LevitanD@milwaukieoregon.gov. Thank you! Goal 1



Milwaukie Comprehensive Plan Update

Comments and suggestions:

Public input:

- Ask people what they value most about Milwaukie's parks and Willamette River greenway
- Ask people to identify their biggest concerns for each block topic

Views - Identify view corridors from specific locations.

Floodplains - Don't allow non-water dependent development in high flood risk areas (100 yr floodplain?)

Does this City have an inventory of seismic ratings for its bridges, and those in the city or nearby owned by ODOT, Portland, Clackamas County?

- Prioritize investments to increase resiliency.

Promote seismic retrofits of buildings. Bolting SF homes to foundations and installing seismic shut-off valves for gas lines are high bang for the buck. Maybe a Seismic Ready Milwaukie (ala Solarize Milwaukie) campaign?

The region has a high capacity transit corridor identified for Milwaukie to Clackamas Town Center (ish) — Plan for it as part of the Comp Plan

Please leave with staff tonight or email David Levitan at LevitanD@milwaukieoregon.gov. Thank you!

Allow mixed use along all transit corridors. Fostering quality transit service, walkability, and density are critical in reducing carbon emissions