



CITY OF MILWAUKIE

AGENDA

January 20, 2022

DESIGN AND LANDMARKS COMMITTEE

Virtual Meeting (via Zoom)
www.milwaukieoregon.gov

- 1.0 Call to Order — Procedural Matters — 6:30 PM**
- 2.0 Meeting Notes – Motion Needed**
 - 2.1 September 7, 2021
- 3.0 Information Items**
- 4.0 Audience Participation —** This is an opportunity for the public to comment on any item not on the agenda
- 5.0 Public Meetings**
 - 5.1 Design review meeting—master file #VR-2021-017 (Dogwood Station, 2206 SE Washington St) Note: rescheduled from January 3 due to lack of quorum.
Staff Person: Vera Kalias, Senior Planner
- 6.0 Worksession Items**
- 7.0 Other Business/Updates**
- 8.0 Design and Landmarks Committee Discussion Items —** This is an opportunity for comment or discussion for items not on the agenda.
- 9.0 Forecast for Future Meetings:**
 - May 2, 2022 Continuation of code update related to downtown design review

Meeting Accessibility Services and Americans with Disabilities Act (ADA) Notice

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Servicios de Accesibilidad para Reuniones y Aviso de la Ley de Estadounidenses con Discapacidades (ADA)

La ciudad se compromete a proporcionar igualdad de acceso para reuniones públicas. Para solicitar servicios de asistencia auditiva y de movilidad, favor de comunicarse a la Oficina del Registro de la Ciudad con un mínimo de 48 horas antes de la reunión por correo electrónico a ocr@milwaukieoregon.gov o llame al 503-786-7502. Para solicitar servicios de traducción al español, envíe un correo electrónico a espanol@milwaukieoregon.gov al menos 48 horas antes de la reunión. El personal hará todo lo posible para responder de manera oportuna y atender las solicitudes. La mayoría de las reuniones del Consejo de la Ciudad se transmiten en vivo en el [canal de YouTube de la Ciudad](#) y el Canal 30 de Comcast dentro de los límites de la ciudad.

Milwaukie Design and Landmarks Committee Statement

The Design and Landmarks Committee is established to advise the Planning Commission on historic preservation activities, compliance with applicable design guidelines, and to review and recommend appropriate design guidelines and design review processes and procedures to the Planning Commission and City Council.

1. **PROCEDURAL MATTERS.** If you wish to speak at this meeting, please fill out a yellow card and give to planning staff. Please turn off all personal communication devices during meeting. For background information on agenda items, call the Planning Department at 503-786-7600 or email planning@milwaukieoregon.gov. Thank You.
2. **DESIGN AND LANDMARKS COMMITTEE MEETING MINUTES.** Approved DLC Minutes can be found on the City website at www.milwaukieoregon.gov.
3. **CITY COUNCIL MINUTES** City Council Minutes can be found on the City website at www.milwaukieoregon.gov.
4. **FORECAST FOR FUTURE MEETING.** These items are tentatively scheduled but may be rescheduled prior to the meeting date. Please contact staff with any questions you may have.

Public Meeting Procedure

Those who wish to testify should come to the front podium, state their name and address for the record, and remain at the podium until the Chairperson has asked if there are any questions from the Committee members.

1. **STAFF REPORT.** Each design review meeting starts with a brief review of the staff report by staff. The report lists the criteria for the land use action being considered, as well as a recommendation with reasons for that recommendation.
2. **CORRESPONDENCE.** Staff will report any verbal or written correspondence that has been received since the Committee was presented with its meeting packet.
3. **APPLICANT'S PRESENTATION.**
4. **PUBLIC TESTIMONY IN SUPPORT.** Testimony from those in favor of the application.
5. **NEUTRAL PUBLIC TESTIMONY.** Comments or questions from interested persons who are neither in favor of nor opposed to the application.
6. **PUBLIC TESTIMONY IN OPPOSITION.** Testimony from those in opposition to the application.
7. **QUESTIONS FROM COMMITTEE MEMBERS.** The committee members will have the opportunity to ask for clarification from staff, the applicant, or those who have already testified.
8. **REBUTTAL TESTIMONY FROM APPLICANT.** After all public testimony, the Committee will take rebuttal testimony from the applicant.
9. **CLOSING OF PUBLIC MEETING.** The Chairperson will close the public portion of the meeting. The Committee will then enter into deliberation. From this point in the meeting, the Committee will not receive any additional testimony from the audience but may ask questions of anyone who has testified.
10. **COMMITTEE DISCUSSION AND ACTION.** It is the Committee's intention to make a recommendation this evening on each issue on the agenda. Design and Landmarks Committee recommendations are not appealable.
11. **MEETING CONTINUANCE.** Prior to the close of the first public meeting, *any person* may request an opportunity to present additional information at another time. If there is such a request, the Design and Landmarks Committee will either continue the public meeting to a date certain, or leave the record open for at least seven days for additional written evidence, argument, or testimony.

Milwaukie Design and Landmarks Committee:

Cynthia Schuster, Chair
Tracy Orvis, Vice Chair
Mary Neustadter
(vacant)
Evan Smiley
Dylan Geske

Planning Department Staff:

Laura Weigel, Planning Manager
Vera Kolas, Senior Planner
Brett Kelter, Senior Planner
Adam Heroux, Associate Planner
Ryan Dyar, Assistant Planner
Will First, Administrative Specialist II

**CITY OF MILWAUKIE
DESIGN AND LANDMARKS COMMITTEE
MINUTES
(virtual meeting via Zoom)
Tuesday, September 7, 2021
6:30 PM**

COMMITTEE MEMBERS PARTICIPATING

Cynthia Schuster, Chair
Tracy Orvis, Vice Chair
Brett Laurila

MEMBERS ABSENT

Mary Neustadter
Evan Smiley
Dylan Geske

STAFF PARTICIPATING

Brett Kelper, Senior Planner (staff liaison)
Kelly Brooks, Interim Community Dev. Director

OTHERS PARTICIPATING

(Coho Point applicant team)
Alan Jones, Jones Architecture
Angela Creais, Urban Living Property Mgmt.
Kurt Lango, Lango Hansen
Ryan Scanlan, Jones Architecture
Farid Bolouri, Blackrock Development
Korey Derrick, DOWL

(others)

Sandra Jones (public participant)
Jeff Shoemaker (public participant)

1.0 Call to Order – Procedural Matters

Chair Cynthia Schuster called the meeting to order at 6:36 p.m.

2.0 Design and Landmarks Committee Minutes

2.1 July 8, 2021

Chair Schuster called for any revisions to the meeting minutes for the July meeting—there were none, and the minutes were approved unanimously.

3.0 Information Items – None

4.0 Audience Participation – None

5.0 Public Meetings

5.1 Design review meeting for DR-2021-001 (Coho Point, 11103 SE Main St)
Staff: Brett Kelper, Senior Planner

Chair Schuster opened the design review meeting, outlining the procedures for review. **Senior Planner Brett Kelper** presented the staff report, explaining the basic elements of the proposal—a six-story mixed-use building with 195 units and approximately 7,000 sq ft of commercial space, with structured parking. Due to the varying grade on the site, the building height is staggered and drops as it approaches Kellogg Creek and McLoughlin Boulevard. The proposal includes a variance for building height (for the sixth story), which requires consideration by the committee in conjunction with its review of the project against the applicable downtown design standards. **Kelper** reiterated the committee’s role in providing a recommendation on both of those aspects to the Planning Commission and explained the staff’s assessment of how the project meets the applicable downtown design standards and was

otherwise consistent with the relevant design guidelines where particular standards are not met.

Farid Bolouri from the applicant team provided some background on the project. **Alan Jones** of Jones Architecture recounted the timeline of developing the design, including a meeting with the committee in spring 2019 that generated several recommendations that the design team did in fact incorporate (namely by stepping the building down to reduce the massing near the creek and McLoughlin Boulevard). He explained several facts about the site that presented challenges (e.g., the grade change) and described the four different building faces (including Main Street as the urban façade). Approximately 10% of the project (23 units or bedrooms) will be designated as affordable (i.e., income restricted). **Jones** reviewed the floorplans, noting the green-building certification process underway and pointing to several sustainability features like a solar array on the roof and green roof elements on terraces. **Kurt Lango** of Lango Hansen landscape architects explained that the building is intended to serve as an extension to the adjacent Dogwood Park, with plantings at the building base that rise to the rooftop terraces.

The committee members asked questions about the project. **Committee Member Brett Laurila** expressed his preference for seeing something that would activate the corner of McLoughlin Boulevard and Washington Street (like retail or other commercial use), since it will see increased pedestrian use. **Bolouri** and **Jones** both explained that the team had thought a lot about the corner's design and concluded that it was a difficult spot for commercial use. **Lango** added that a small seating area and plantings near the corner would make it more pedestrian friendly. **Bolouri** suggested that the corner entrance to a bike storage area and the connection of the ped/bike path from Adams Street would also help to activate the corner.

Chair Schuster asked about the use of screens above the canopies on the Main Street façade, wondering why glazing was not considered in those places. **Jones** explained that the screens were part of the mechanical system bringing air into the building. **Chair Schuster** asked whether she was seeing an HVAC unit on the roof; **Jones** clarified that it is a stair overrun.

Chair Schuster opened the meeting for public comment—there was none.

The committee members discussed the design. **Laurila** said he likes the project, noting what he sees as a lost opportunity to provide a retail use at the corner of McLoughlin Boulevard and Washington Street. He thinks the overall design makes up for any unmet standards, likes the materiality of the building, and is happy to see the Adams Street path. **Laurila** asked why the project did not just bump up from 23% affordable to 25% affordable—it was clarified that 23 units or bedrooms (not 23% of units) were affordable, roughly 10% of the total bedroom count.

Vice Chair Tracy Orvis said she was happy to see the renderings and commented that, with respect to scale, the building felt pleasant and cohesive at the same time. The rhythm is good, and she likes the way the mass breaks down as it approaches the park and creek/river.

Chair Schuster said she likes the step-downs and that, compared to the initial design the team presented in spring 2019, the massing is well broken-down. She likes the amenity spaces overlooking the river and especially likes how the first-floor level looks over McLoughlin Boulevard. She does not mind that the specific standards for Corners were not all met and has no problem with the requested height variance. Her only concern is about mechanical screening.

Vice Chair Orvis reviewed the list of suggestions from the group that she had been tracking: (1) ensuring rooftop screening, (2) curiosity to see ideas for weather protection at the McLoughlin/Washington building corner (at the bike-parking entry), and (3) seeing more detail

about the plaza space at the McLoughlin/Washington corner (plantings and bench(es)).

Regarding the weather protection issue at the McLoughlin/Washington bike-parking entry, **Jones** suggested that a recess might be a better solution than some sort of canopy.

The members voted unanimously (3-0) to recommend approval of the proposed design and the requested building height variance, with the three suggestions as noted by **Vice Chair Orvis**.

6.0 Worksession Items – None

7.0 Other Business/Updates – None

8.0 Design and Landmarks Committee Discussion Items – None

9.0 Forecast for Future Meetings

October 4, 2021 Return to work on downtown design review code update

Chair Schuster adjourned the meeting at 8:31 p.m.

Respectfully submitted,

Brett Kelper, Senior Planner



CITY OF MILWAUKIE

To: Design and Landmarks Committee

Through: Laura Weigel, Planning Manager

From: Vera Kolas, Senior Planner

Date: December 27, 2021, for January 3, 2022, Design Review Meeting

Subject: **Master File:** VR-2021-017
Applicant/Owner: SODO, LLC
Applicant's Representative: Jessamyn Griffin, Works Progress Architecture
Address: 2206 SE Washington St
Legal Description (Map & Tax Lots): 11E36BC01700
NDA(s): Historic Milwaukie

ACTION REQUESTED

Conduct a design review meeting for the proposed redevelopment and make a recommendation to the Planning Commission on the downtown design review and downtown building height variance aspects of the proposal.

BACKGROUND INFORMATION

The proposal is to construct a six-story residential building with 55 workforce dwelling units on a site in downtown Milwaukie (see Figure 1). No off-street parking will be provided on the site. The proposal includes 43 parking spaces on two different properties in the downtown that would be made available for tenants for a monthly fee.



Figure 1. Proposed development

A. Site and Vicinity

The site, which is located at 2206 SE Washington St, is approximately 0.23 acres (approximately 10,028 sq ft) and is developed with a 2-story single-unit home (see Figure 2). The subject property is surrounded by commercial development to the north, south, and east, and the Orange Line rail tracks are to the west.



Figure 2. Site and vicinity

B. Zoning Designation (see Figure 3)

The site is at the eastern edge of Milwaukie’s downtown area, with the R-1-B zone directly to the east.

C. Comprehensive Plan Designation
Town Center (TC)

D. Land Use History

City records indicate no previous land use actions for this site.

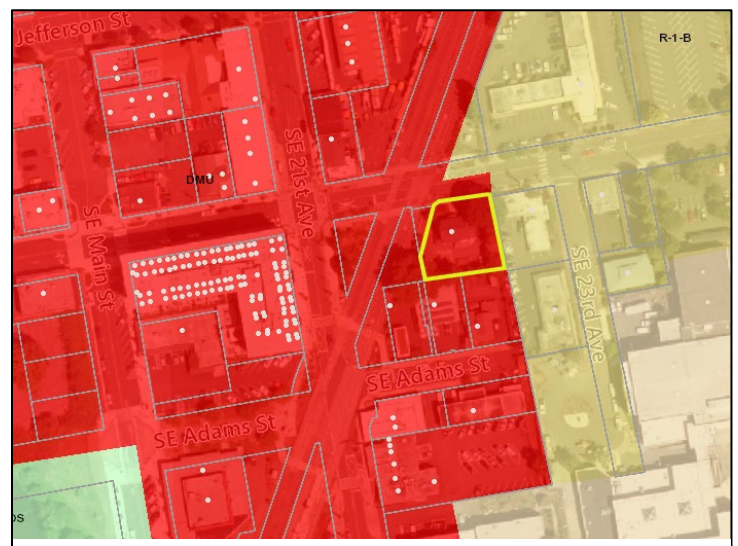


Figure 3. Zoning

E. Proposal

The proposal is to construct a six-story residential building with 55 workforce priced dwelling units. The building would include shared amenity spaces, a common outdoor area in a central courtyard, and integrated stormwater planters. The top floor includes a roof top deck. The proposed building is pursuing Earth Advantage or LEED green building certification (see Figure 4). A parking quantity modification is proposed to allow a development with no off-street parking on-site, but rather to allow for 43



Figure 4. Level 1 floor plan

parking spaces on two other downtown properties. The spaces would be made available to tenants for a monthly fee. A variance is requested to the building height limitation (to allow one extra story). The project requires review for consistency with the downtown design standards/guidelines.

The project requires approval of the following applications:

1. Downtown Design Review (land use master file #DR-2021-004)
2. Variance Request (VR-2021-017)
3. Parking Quantity Modification (P-2021-002)
4. Transportation Facilities Review (TFR-2021-003)

DLC REVIEW

The DLC is charged with evaluating the downtown design review component of the larger land use application package and making a recommendation to the Planning Commission. Milwaukie Municipal Code (MMC) Section 19.1011 provides the underpinning process for design review. The DLC holds a public meeting to review the application, with a short presentation by staff to provide background, a presentation by the applicant, an opportunity for public comment, and finally deliberation by the DLC. Notice of the application and design review meeting is provided to property owners within 300 ft of the project site. Staff will summarize the DLC's recommendation and incorporate it into the staff report for the subsequent Planning Commission hearing.

Downtown Design Review - Downtown Building Height Variance

MMC Section 19.907.2 establishes the applicability of downtown design review for development in the downtown. The proposed development is a fully residential building; per MMC Subsection 19.907.2.C.11, an applicant may elect to design the building to meet the design guidelines for multifamily development found in MMC Subsection 19.505.3.D or to meet the downtown design standards found in 19.508. The applicant has elected to design the building to meet the multifamily design guidelines.

However, because the proposal includes a request for a building height variance in the DMU zone (MMC Subsection 19.911.6), downtown design review is required as part of the approval for the height variance.

The building height variance is subject to Type III review with the same process as downtown design review, with a recommendation by the DLC and a final decision by the Planning Commission. MMC Subsection 19.911.6.D establishes the following approval criteria for building height variance requests:

1. Substantial consistency with the Downtown Design Guidelines
2. The proposed height variance will result in a project that is exceptional in the quality of detailing, appearance, and materials or creates a positive unique relationship to other nearby structures, views, or open space.
3. The proposed height variance preserves important views to the Willamette River, limits shadows on public open spaces, and ensures step downs and transitions to neighborhoods at the edge of the DMU zone.
4. The proposed height variance will result in a project that provides public benefits and/or amenities beyond those required by the base zone standards and that will increase downtown vibrancy and/or help meet sustainability goals.

Analysis

Staff has reviewed the proposal and prepared draft findings for the Downtown Design Review piece, which is the component that the DLC is responsible for making a recommendation on. The draft recommended findings are provided as Attachment 1, recommended conditions of approval as Attachment 2, with a Design Review Checklist completed by staff included as Attachment 3.

The applicant submitted an application narrative which responds to the downtown design guidelines applicable to the requested building height variance and the approval criteria. The building has been designed to comply with the multifamily design guidelines in MMC 19.505.3.

As noted earlier in this staff report, the proposed building would be 64 ft-8 inches tall, which is less than the maximum allowed height of 69 ft. However, because it is proposed to be 6 stories rather than 5 stories, a height variance is required. The additional story allows the project to provide 9 more workforce units and the rooftop deck. The development also provides more

than 5,000 sq ft of common amenity space, in the form of the rooftop deck, outdoor terrace, and large lobby area.

As described by the applicant, the building's massing has been developed to maximize tenant's access to natural light and air, as well as provide an appropriately suited building for the neighborhood, while also complying with the Milwaukie Multifamily Design Guidelines.

The proposed building design is U-shaped to maximize tenants' access to natural light and air. The building is set back from the rail line and steps down at the southwest corner to provide a transition to the lower commercial buildings that are adjacent.

The proposed design provides significant outdoor amenities to the tenants and view opportunities to downtown and the Willamette River. The proposed design also allows 80% of the units to have direct views into the central courtyard and all units have windows on at least two sides. The proposed design includes a setback from the northwest corner allowing for views from Washington St into the landscaped terrace and storefront glazing on the ground floor where the lobby will be located activates views to and from the public space.

The proposed building height responds to buildings in the downtown area, including the new high school, Axeltree, and the Coho Point development. Vertical flashing and jogged parapet heights break down the scale of the building as well. Changes in material, depending on the facing wall, add to scale and delineation of use: box rib siding facing the street, vertical wood siding facing the interior, and flat metal panels and glazing for the ground floor lobby and public facing street level façade.

Rooftop equipment would be set back from the parapet so that no equipment would be visible from the street sight lines.



Figure 5. Rendering - view of building from the northwest

The proliferation and arrangement of vertically oriented windows allow daylight into the interior spaces and create engaging façades on all sides of the building.

In summary, staff believes the design is consistent with the applicable design guidelines and that it is approvable as proposed, without need of modifications. Likewise, staff believes the requested building height variance is supportable and should be approved. The DLC members are encouraged to review the findings alongside the various application materials listed as Attachments 4 and 5 and decide whether they agree with staff’s assessment or believe that either the findings or the proposed design need some adjustment. As a way of concluding the design review meeting on January 3, staff will help the DLC summarize any comments or suggestions that the group wants to forward to the Planning Commission in the form of a recommendation.

COMMENTS

Notice of the proposed development was given to the following agencies and persons on December 10, 2021: City of Milwaukie Community Development, Engineering, Building, Public Works Departments; Historic Milwaukie Neighborhood District Association (NDA); Clackamas Fire District #1 (CFD#1); Metro; Oregon Department of Transportation (ODOT); TriMet; North Clackamas School District; and NW Natural. Notice of the DLC meeting was sent to all properties within 300 ft of the subject property on December 23, 2021.

To date, no comments have been received.

ATTACHMENTS

Attachments are provided as indicated by the checked boxes. All material is available for viewing upon request.

	Early DLC Mailing	Public Copies	E-Packet
1. Recommended Findings for Downtown Design Review in Support of Approval	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2. Design Review Checklist (completed by staff)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3. Applicant's Submittal Materials (received October 15, 2021, unless otherwise noted)			
a. Project Narrative (updated December 1, 2021)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
b. Drawings	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
c. Preliminary Drainage Report	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
d. Transportation Impact Analysis	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
e. Parking Agreements	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
f. Preapplication Report	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
g. Parking Study	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
4. DKS Transportation Review (prepared for City on April 19, 2021)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Key:

Early DLC Mailing = materials provided electronically to Design and Landmarks Committee (DLC) after application deemed complete.

Public Copies = materials posted online to application website (<https://www.milwaukieoregon.gov/planning/vr-2021-017>).
E-Packet = meeting packet materials available one week before the meeting, posted online at
<https://www.milwaukieoregon.gov/planning/design-and-landmarks-committee-0>.

ATTACHMENT 1
Recommended Downtown Design Review Findings in Support of Approval
File #VR-2021-017, Dogwood Station

Sections of the Milwaukie Municipal Code addressed in these findings are specific to downtown design review and the building height variance only.

1. The applicant, Jessamyn Griffin, on behalf of SODO, LLC, has applied for approval to construct a multiunit residential building at 2206 SE Washington St. This site is in the DMU Zone. The land use application master file number is VR-2021-017.
2. The proposal is a 6-story multi-unit building with 55 workforce dwelling units. The proposed development does not include any on-site vehicular parking (but does include bicycle parking), so a parking modification is requested to allow no on-site parking. 43 off-site parking spaces are proposed on two different properties in the downtown for lease to tenants of the proposed building. The building height complies with the maximum measured building height, but at 6 stories (not the max. 5 stories) a height variance is required.
3. The proposal is subject to the following provisions of the Milwaukie Municipal Code (MMC):
 - MMC Section 19.304 Downtown Mixed Use Zone
 - MMC Subsection 19.505.3 Multifamily Housing
 - MMC Section 19.510 Green Building Standards
 - MMC Section 19.605 Vehicle Parking Requirements
 - MMC Section 19.609 Bicycle Parking
 - MMC Chapter 19.700 Public Improvements
 - MMC Section 19.907 Downtown Design Review
 - MMC Subsection 19.911.6 Building Height Variance in Downtown Mixed Use Zone
 - MMC Section 19.1006 Type III Review
 - MMC Section 19.1011 Design Review Meetings

The application has been processed and public notice provided in accordance with MMC Section 19.1006 Type III Review. A design review meeting was held on January 3, 2022, and a public hearing was held on January 25, 2022, as required by law.

4. MMC Subsection 19.911.6 Building Height Variance in the Downtown Mixed Use Zone
MMC 19.911.6 provides a discretionary option for variances to maximum building heights in the Downtown Mixed Use (DMU) Zone to reward buildings of truly exceptional design that respond to the specific context of their location and provide desired public benefits and/or amenities. The Type III building height variance is an option for proposed buildings that exceed the maximum heights or stories allowed through the bonuses specified in MMC Figure 19.304-4, MMC Subsection 19.304.5.B.3, and MMC Section 19.510.

The building height variance is subject to Type III review and approval by the Design and Landmarks Committee and the Planning Commission, in accordance with MMC Chapter 19.907 and MMC Section 19.1011. The building height variance will be consolidated with downtown design review. Because the building height variance provides substantial flexibility and discretion, additional time will be required for public input and technical evaluation of the proposal. To use this option, the applicant must sign a waiver of the 120-day decision requirement.

The proposed building is utilizing allowable bonuses (for residential development and green building) to qualify for two additional stories above the base maximum height of three stories. In addition, the applicant has requested a variance to add one more story to the design. The proposed building would be approximately 65 ft tall, which complies with the measured maximum building height of 69 ft. However, it is proposed to have 6 stories, rather than 5 stories, which would allow for 9 additional dwelling units and the roof deck. The additional story is subject to the review procedures and approval criteria established in MMC 19.911.6 for building height variances in the DMU zone.

(1) MMC Subsection 19.911.6.D establishes the following approval criteria for building height variance requests:

b. Substantial consistency with the Downtown Design Guidelines.

(a) Per MMC 19.907.2.C.11, a new stand-alone multifamily residential building may be reviewed against the multifamily design guidelines in Table 19.505.3.D. An applicant may elect to meet these design guidelines rather than the downtown design standards in 19.508. The applicant has designed the building per Table 19.505.3.D. However, the building height variance requires consistency with the Downtown Design Guidelines that are applicable to a building height variance – see Table 1.

Table 1. Downtown Design Guidelines

MILWAUKIE CHARACTER GUIDELINES	
Guideline	Recommended Findings
Consider View Opportunities	<i>The building is designed to orient views toward downtown and the Willamette River and includes a rooftop deck. 80% of the units have direct views into the central courtyard, and all units have windows on at least 2 sides, providing an opportunity for views from multiple directions in each living space. The location of unit windows and open air balconies allow for views of the surrounding sites from all sides of the property/building.</i>

	<p><i>The proposed development meets this guideline.</i></p>
<p>Consider Context</p>	<p><i>The proposed building would be approximately 65 ft tall, which complies with the measured maximum building height of 69 ft. However, it is proposed to have 6 stories, rather than 5 stories, which would allow for 9 additional dwelling units and the roof deck. The site is nearby or adjacent to a variety of building scales, styles, and sizes. The proposed design is appropriate for a location close to the new high school, the Axeltree development, and the recently-approved Coho Point development.</i></p> <p><i>To further breakdown the scale of the building, all facades, including the street-facing façade, are broken down into rhythms which correspond to a more residential scale, delineating between individual units with vertical flashing breaks in the material as well as jogged parapet heights.</i></p> <p><i>Material applications support both a break down of scale and delineation of use with box rib, vertical wood siding, and metal panels depending on area of the building and corresponding use. The materials selected (box rib, wood siding, and metal panels) are not inconsistent with other development in the area.</i></p> <p><i>The proposed development meets this guideline.</i></p>
<p>Promote Architectural Compatibility</p>	<p><i>The proposed building would be approximately 65 ft tall, which complies with the measured maximum building height of 69 ft. However, it is proposed to have 6 stories, rather than 5 stories, which would allow for 9 additional dwelling units and the roof deck. The site is nearby or adjacent to a variety of building scales, styles, and sizes. The proposed design is appropriate for a location close to the new high school,</i></p>

	<p><i>the Axeltree development, and the recently-approved Coho Point development.</i></p> <p><i>To further breakdown the scale of the building, all facades, including the street-facing façade, are broken down into rhythms which correspond to a more residential scale, delineating between individual units with vertical flashing breaks in the material as well as jogged parapet heights.</i></p> <p><i>Material applications support both a bread down of scale and delineation of use with box rib, vertical wood siding, and metal panels depending on area of the building and corresponding use. The materials selected (box rib, wood siding, and metal panels) are not inconsistent with other development in the area.</i></p> <p><i>The proposed development meets this guideline.</i></p>
PEDESTRIAN EMPHASIS GUIDELINES	
Guideline	Recommended Findings
<p>Reinforce and Enhance the Pedestrian System</p> <p>Barriers to pedestrian movement and visual and other nuisances should be avoided or eliminated, so that the pedestrian is the priority in all development projects.</p>	<p><i>The additional story and height allow the building's program to be dispersed more vertically, allowing for opportunities for open space and pedestrian interaction on the ground floor/public right of way. The project includes a 5-ft dedication along the north, as well as an open terrace directly accessible off Washington St. The building's main entries are set back 3 ft to provide protection from the weather as well as enhanced pedestrian walkways. All trash rooms are located inside the building and all utilities will be located inside the building.</i></p> <p><i>The proposed development meets this guideline.</i></p>
Define the Pedestrian Environment	<p><i>The additional story and height allow the building's program to be dispersed more vertically, allowing for opportunities for public/common open space and</i></p>

<p>Provide human scale to the pedestrian environment, with variety and visual richness that enhance the public realm.</p>	<p><i>pedestrian interaction on the ground floor/public right of way. The project includes a 5-ft dedication along the north, as well as an open terrace directly accessible off Washington St. The building's main lobby entry is set back 3 ft to provide protection from the weather as well as enhanced pedestrian access and interaction.</i></p> <p><i>The main lobby is highly visible to Washington St with extensive storefront glazing and at the northwest corner where the building steps back to provide an open terrace for additional access and interaction. The building façade material changes from box rib to define the private unit levels to a high grade metal panel at the ground floor, which delineates a more public realm and scale.</i></p> <p><i>The proposed development meets this guideline.</i></p>
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ARCHITECTURE GUIDELINES

Guideline	Recommended Findings
<p>Silhouette and Roofline</p>	<p><i>The additional height and story provides the project a way to maintain the 4:1 FAR, while applying the area/program to a U-shaped footprint, as well as a step down at the southwest corner to further break down the roof area and provide a roof deck for residents. All facades include jogged parapet heights, aligning with deep vertical flashing breaks to visually delineate between units and provide a more residentially scaled roofline in conjunction with the façade. At the ground level, recessed entries and overhangs align with the proposed parapet jogs and vertical breaks.</i></p> <p><i>The proposed development meets this guideline.</i></p>
<p>Rooftops</p>	<p><i>The proposed design includes jogged parapet heights and a roof deck for</i></p>

	<p>residents. Rooftop mechanical equipment will be set back from the parapet so that no equipment will be visible from the street sight lines.</p> <p>The proposed development meets this guideline.</p>
<p>Green Architecture</p>	<p>The building is proposed to be constructed to achieve with LEED or Earth Advantage certification.</p> <p>The proposed development meets this guideline.</p>

The proposed design is substantially consistent with the downtown design guidelines applicable to a standalone residential building and the requested building height variance.

- c. The proposed height variance will result in a project that is exceptional in the quality of detailing, appearance, and materials or creates a positive unique relationship to other nearby structures, views, or open space.

With the height bonuses allowed by MMC 19.304.5.B.3, the proposed development is allowed five stories. In order to pull some of the building massing back from the rail line and provide additional residential units and a roof deck, the proposed building would comply with the maximum building height at 65 ft, but has been designed at 6 stories, rather than 5. The massing has been designed to maximize tenants' access to natural light and air and step the building down at the southwest corner to break up the mass and transition to the adjacent lower commercial buildings.

- d. The proposed height variance preserves important views to the Willamette River, limits shadows on public open spaces, and ensures step downs and transitions to neighborhoods at the edge of the DMU zone.

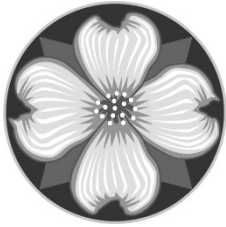
The proposed design meets the maximum building height at 65 ft, but requests a variance to allow 6 stories, rather than 5 stories. The building is designed to maximize views to downtown and the Willamette River for the residential units, with a step back on the top floor to provide a large roof deck for tenants.

- e. The proposed height variance will result in a project that provides public benefits and/or amenities beyond those required by the base zone standards and that will increase downtown vibrancy and/or help meet sustainability goals.

The proposed development will provide 55 units of needed workforce housing in downtown Milwaukie, which is consistent with the goals and policies of the City's recently updated Comprehensive Plan. The project takes a very small site directly adjacent to the light rail line and creatively provides a combination of housing units, generous bike parking space, and 5,000 sq ft of common outdoor and amenity spaces for the tenants that will help revitalize the

downtown in a key transition area. The height variance allows the new building to include 9 additional dwelling units and roof deck under the maximum building height.

The proposed development complies with the approval criteria in MMC 19.911.6.



MILWAUKIE PLANNING
 6101 SE Johnson Creek Blvd
 Milwaukie OR 97206
 503.786.7600 | 503.786.7630
 planning@milwaukieoregon.gov

Downtown Design Review Checklist

Project/Applicant Name: Dogwood Station
Project Address: 2206 SE Washington St
Application Submission Date: October 18, 2021
Zoning: DMU
Building Use: Multifamily residential (55 units)
Other:
Completed By: Vera Kolias, Senior Planner **on:** December 13, 2021

STANDARDS AND GUIDELINES

		Complies		
		Yes	No	NA
A. Development and Design Standards				
1. Development Standards (Per list of MMC Table 19.304.4)				
a.	Permitted Use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b.	Minimum Lot Size	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c.	Minimum Street Frontage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d.	Floor Area Ratio	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e.	Building Height	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f.	Flexible Ground Floor Space	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g.	Street Setbacks/Build-to Lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h.	Frontage Occupancy Requirements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i.	Primary Entrances	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j.	Off-street Parking Required	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k.	Open Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
l.	Transition Measures	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
m.	Residential Density Requirements	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Design Standards (Per list of MMC 19.508)				
a.	Building Façade Details	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Corners	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Weather Protection	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Exterior Building Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e.	Windows and Doors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f.	Roofs and Rooftop Equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g.	Open Space/Plazas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. Design Guidelines				
1. Milwaukie Character				
a.	Reinforce Milwaukie's Sense of Place	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Integrate the Environment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c.	Promote Linkages to Horticultural Heritage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Establish or Strengthen Gateways	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e.	Consider View Opportunities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f.	Consider Context	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g.	Promote Architectural Compatibility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h.	Preserve Historic Buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i.	Use Architectural Contrast Wisely	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j.	Integrate Art	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DOWNTOWN DESIGN REVIEW CHECKLIST

		Complies		
		Yes	No	NA
2. Pedestrian Emphasis				
a. Reinforce and Enhance the Pedestrian System.....		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Define the Pedestrian Environment		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Protect the Pedestrian from the Elements		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Provide Places for Stopping and Viewing.....		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Create Successful Outdoor Spaces.....		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Integrate Barrier-Free Design		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Architecture				
a. Corner Doors.....		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Retail and Commercial Doors		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Residential Doors		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Wall Materials.....		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Wall Structure		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Retail Windows.....		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Residential Bay Windows.....		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Silhouette and Roofline		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Rooftops		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Green Architecture		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k. Building Security.....		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
l. Parking Structures		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Lighting				
a. Exterior Building Lighting		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Parking Lot Lighting		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Landscape Lighting		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Sign Lighting		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Signs				
a. Wall Signs.....		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Hanging or Projecting Signs		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Window Signs		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Awning Signs		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Information and Guide Signs		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Kiosks and Monument Signs		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Temporary Signs.....		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Notes:

Where particular development standards are not met, variances or modifications have been applied for and are addressed elsewhere in the general findings.

The proposed development is a fully residential building and the applicant has opted to comply with the multifamily design guidelines in MMC 19.505.3.

Note that, although many of the design guidelines are checked as being Not Applicable (NA), that does not mean that the design is not consistent with those guidelines--just that those guidelines were not deemed to be applicable to the requested building height variance.