CITY OF MILWAUKIE

AGENDA

April 4, 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 January 3, 2022
2.2 January 20, 2022

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 — None

6.0 Worksession Items

6.1 Summary: Updates to Downtown Design Review code (revisited)
Staff Person: Brett Kelver, Senior Planner

- Review project timeline
- Discuss outstanding issues

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	Updates to Downtown Design Review code
June 6, 2022	Updates to Downtown Design Review code (final DLC 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 Kolias, Senior Planner
Brett Kelver, 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)
Monday, January 3, 2022
6:30 PM

COMMITTEE MEMBERS PARTICIPATING
Tracy Orvis, Vice Chair
Mary Neustadter

STAFF PARTICIPATING
Brett Kelver, Senior Planner (DLC staff liaison)
Vera Kolias, Senior Planner

MEMBERS ABSENT
Cynthia Schuster, Chair
Evan Smiley
Dylan Geske

OTHERS PARTICIPATING
from Dogwood Station applicant team:
Jessamyn Griffin, Works Progress Architecture
Jennifer Dillan, Wild Hair Development
Jessy Ledesma, HomeWork Development
Adam Hostetler, Works Progress Architecture
Holly Kang, Works Progress Architecture
Stan Shulman (property owner)
Joshua Shulman (property owner)

1.0 Call to Order – Procedural Matters

Vice Chair Tracy Orvis called the meeting to order at 6:37 p.m. It was noted that a quorum was not present.

2.0 Design and Landmarks Committee Minutes
2.1 September 7, 2021

Vice Chair Orvis asked whether there were any revisions to the minutes for the September 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 VR-2021-017 (Dogwood Station, 2206 SE Washington St)
Staff: Vera Kolias, Senior Planner

Senior Planner Vera Kolias presented an overview of the proposed development—a six-story residential building with 55 workforce units. The project includes no on-site parking and relies instead on shared parking. The building is of the same scale as the recently approved Axletree and Coho Point buildings, with a roof deck that presents a step-back that reduces some of the massing on one side. She noted the approval criteria for the requested building height variance for a sixth story, although the proposed height of 65 ft complies with the maximum height standard of 69 ft. Explaining that only the design guidelines for Milwaukie Character and Pedestrian Emphasis were relevant to the project, she also outlined the approval criteria for downtown design review. She asked the committee whether it agreed that the criteria for the building height variance were met and whether there were any suggestions for how the design might better meet the guidelines.

Jessy Ledesma of HomeWork Development made some quick notes on the background of the project before **Jessamyn Griffin** of Works Progress Architecture elaborated on the site and a few of the architectural features. **Griffin** explained that the design provided a view to the courtyard for each of the units and reiterated that the roof deck provided a step-down effect.

The committee members asked questions about the project. **Committee Member Mary Neustadter** expressed support for the project in general—she liked the style of the building, the location, the fact that it is proposed to be affordable and that it offers a lot of light—but she was not convinced that the design had been completely successful in breaking down the building to be of a more residential scale. **Griffin** acknowledged that it was not possible to break a building with that many units all the way down to the scale of a single-family house, but instead that they had tried to break it down in terms of patterns and scale relative to similar-sized buildings. She noted the use of the courtyard and windows to provide light and good natural views, as well as the strong ground-floor residential public face. Material changes, the use of vertical panels, and parapet jogs along the top edge of the roof also help to lessen the scale. **Ledesma** added that they had chosen the courtyard style of building (rather than a more monolithic double-loaded corridor style) to reduce the mass.

Vice Chair Orvis suggested that the applicant team find a way to show more of the area context in the building elevations, to include other nearby buildings (including Axletree) in the views. She noted that she had similar questions to what Neustadter had raised and thought the added information would be helpful for the Planning Commission in considering the project. She also asked whether the additional (sixth) story made it possible to provide the amenity spaces for the building. **Jennifer Dillan** of Wild Hair Development explained the effort to provide as many affordable units as possible with amenities.

Vice Chair Orvis asked about parking. **Senior Planner Brett Kelver** clarified that parking was not an item for consideration in the design review meeting but suggested that it might be useful to have the applicant team address it for the larger context. **Dillan** explained the shared parking arrangements with a couple nearby properties. **Committee Member Neustadter** asked whether anyone had looked at potential impacts of tenants parking on the street in the neighborhood; **Ledesma** noted that the larger application packet includes a related study from Portland State University that provides a lot of information on this question, with a conclusion that impacts are minimal.

Committee Member Neustadter stated that she had an issue with the proposal to demolish the existing building. She explained that it had been inventoried in 1988 and was identified as the R. Dewey house but had not been designated as an historic resource. When the light rail project was underway the house was looked at again (because of the federal dollars involved) but was still not officially designated. She said she thinks it is important to acknowledge the loss of the resource and wanted to ask the developer to document the history as TriMet had done as part of the light rail project. She asked the development team to consider whether the building could be moved. If that was not possible, she noted that the City of Portland had a requirement for manual deconstruction of historic buildings, resulting in the recycling of 85-90% of the materials. **Vice Chair Orvis** echoed the interest in seeing some of the existing building materials be reused and asked whether the development team could consider that option. **Ledesma** responded that they might be able to do some manual deconstruction and could coordinate with the owner to see about offering the building for sale (to be moved).

Kelver and **Kolias** both followed up to clarify what issues were fair game for the committee in the context of the design review and building height variance. (Note: The historic preservation and parking issues were not in consideration for this review.)

Vice Chair Orvis asked about bicycle parking and how it would work for visitors or guests. **Griffin** responded that there would be some bike parking at the front of the building. **Orvis** asked Kolias whether there were any other things to know about the height variance; **Kolias** responded that staff thought the proposal met the approval criteria and asked whether the committee agreed or thought anything was being missed. The members did not note any omissions or disagreement.

Vice Chair Orvis closed the public comment portion of the meeting and asked if there was any discussion among the members. **Committee Member Neustadter** suggested that the development team do manual deconstruction and try to save as much of the existing building as possible (either recycling or selling what they could not use).

Vice Chair Orvis called for a vote on the motion to recommend approval of the proposed design and building height variance. The members voted unanimously in favor (2-0) to recommend approval.

6.0 Worksession Items – None

7.0 Other Business/Updates – None

7.1 Committee Update—2022 forecast, recruitment, return to in-person meetings, etc.
Staff: Brett Kelver, Senior Planner

Kelver explained staff's intention to return to the work of finishing the effort to update the downtown design review code, probably starting with the May 2 regular meeting. The meeting hiatus will continue until then. Staff anticipates bringing the final version of the draft amendments back to the committee for discussion at the May and June meetings before moving forward to the Planning Commission and City Council. The intention is to have the amendments adopted by the end of 2022.

Kelver reported that the effort to fill the currently vacant seat of Brett Laurila would probably not resume until later in the year, in coordination with the overall efforts of the Office of the City Recorder to recruit for all the various boards and committees. In the meantime, the current membership is all eligible to continue serving in their respective terms.

Finally, **Kelver** noted that, although the City Council is aiming to begin returning to in-person meetings in the next month or two, for the time being, the virtual meeting format will continue to be an option for this and other boards and committees.

8.0 Design and Landmarks Committee Discussion Items – None

9.0 Forecast for Future Meetings

May 2, 2022 Return to work on downtown design review code update

Vice Chair Orvis adjourned the meeting at 7:57 p.m.

Respectfully submitted,

_____
Brett Kelver, Senior Planner

CITY OF MILWAUKIE
DESIGN AND LANDMARKS COMMITTEE
MINUTES
(virtual meeting via Zoom)
Thursday, January 20, 2022
6:30 PM

COMMITTEE MEMBERS PARTICIPATING
Cynthia Schuster, Chair
Tracy Orvis, Vice Chair
Evan Smiley

MEMBERS ABSENT
Mary Neustadter
Dylan Geske

STAFF PARTICIPATING
Brett Kelver, Senior Planner (staff liaison)
Vera Kolias, Senior Planner

OTHERS PARTICIPATING
from Dogwood Station development team:
- Jessamyn Griffin, Works Progress Architecture
- Jennifer Dillan, Wild Hair Development
- Stan Shulman (property owner)
- Joshua Shulman (property owner)
- Holly Kang, Works Progress Architecture

Sandra Jones
Rich Recker, Historic Milwaukie NDA
Debra Renard
Val Hubbard
unidentified participant via phone

1.0 Call to Order – Procedural Matters

Chair Cynthia Schuster called the meeting to order at 6:34 p.m.

2.0 Design and Landmarks Committee Minutes
2.1 September 7, 2021

Due to the lack of quorum at the January 3 meeting, the minutes from the September 2021 meeting needed to be revisited for approval. **Chair Schuster** asked whether there were any revisions to the September meeting minutes—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 VR-2021-017 (Dogwood Station, 2206 SE Washington St)
Staff: Vera Kolias, Senior Planner

Senior Planner Brett Kelver explained that the lack of a quorum for the recent meeting on January 3 meant that the group needed to revisit the Dogwood Station project. Since a quorum was present this evening, as long as the members who missed the earlier meeting could confirm that they had watched the video of the January 3 meeting, it would not be necessary to re-do the staff and applicant presentations. **Chair Schuster** and **Committee Member Evan Smiley** confirmed that they had both watched the video. **Kelver** asked if there were any questions.

Val Hubbard, a member of the public in attendance, asked a question about parking for the project. As at the January 3 meeting, **Kelver** noted that parking was not an issue for consideration at this design review meeting, but he asked whether anyone from the applicant team would be willing to address the issue just for public information. **Jennifer Dillan** of Wild Hair Development explained more about how parking would work for the building.

There were no other questions, and the committee members opened their discussion of the issues. **Vice Chair Orvis** provided a recap of the previous meeting's discussion about the historic structure on the site, including the recommendations to sell and move the building or manually deconstruct it and reuse/recycle as much material as possible.

Chair Schuster focused attention on the four criteria for the building height variance and noted her questions about several of them.

1) Substantial consistency with the downtown design guidelines
2) Exceptional quality
3) Preserve views to the river, limit shadows, provide transitions to the neighborhood
4) Provide public benefits

Chair Schuster noted that the project presented some loss of view of the river for neighboring properties and that she did not feel the design included exceptional materials, though she acknowledged that it did have many nice features. **Vice Chair Orvis** suggested that more information or detail about the design, including more graphically showing the impacts on other nearby buildings, might help address those concerns. **Chair Schuster** thought that a view study might be useful and commented that the building articulations seemed minimal.

Kelver summarized the recommendations as follows:

- Provide a view study
- Consider providing more information or detail:
    - Something to break up the vertical
    - Use of more changes in materials
    - More modulation of the east or southeast façade (facing the neighborhood)
    - Photos or images of the materials themselves
- Historic property recommendations from January 3 meeting:
    - Attempt to sell and move the existing building
    - Manually deconstruct the building to reuse or recycle as much material as possible
    - Incorporate historic elements of the existing building into the new building

Kelver confirmed that the group was inclined to recommend approval with the specific suggestions noted and asked if the group was ready for a vote. Such a motion was made and approved unanimously (3-0) in favor.

6.0 Worksession Items – None

7.0 Other Business/Updates – None

7.1 Committee Update—Recap of 2022 forecast
Staff: Brett Kelver, Senior Planner

Kelver reiterated the update he had provided at the January 3 meeting, noting the intention to finish the project to update the downtown design review code by the end of the year, starting with the May 2 regular meeting. He confirmed that recruitment efforts to fill the vacant seat

would not resume until later in the year, in conjunction with the larger process being managed by the Office of the City Recorder. He noted that the current membership is all eligible to continue serving in their respective terms in the meantime. And he noted that the virtual meeting format will continue to be the primary format for the DLC for at least the next few months.

8.0 Design and Landmarks Committee Discussion Items – None

9.0 Forecast for Future Meetings

May 2, 2022 Resume work on downtown design review code update

Chair Schuster adjourned the meeting at 7:10 p.m.

Respectfully submitted,

_____
Brett Kelver, Senior Planner

CITY OF MILWAUKIE

To: Design and Landmarks Committee

Through: Laura Weigel, Planning Manager
Elizabeth Decker (JET Planning), Project Consultant

From: Brett Kelver, Senior Planner

Date: March 28, 2022, for April 4, 2022, Worksession

Subject: Downtown Design Review Code Update – Renewal Session

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PROJECT RENEWAL

After an 18-month hiatus resulting from the COVID-19 pandemic and increased staff workload, the Planning Department is renewing the effort to integrate the Downtown Design Guidelines and the Milwaukie Municipal Code (MMC) sections related to downtown design review. The next few months will see a final push to bring the project to a conclusion after several years of work by the Design and Landmarks Committee (DLC). At the April 4 meeting, staff and the project consultant (Elizabeth Decker) will outline the previous efforts, existing status, and remaining steps in this code amendment project. There are several final issues to share for DLC review to move the project towards completion.

When the work left off in fall 2020, the DLC was reviewing a solid working draft of a new arrangement of design elements that includes clear and objective standards and discretionary guidance for each element. The options for a standards-based review (clear and objective, non-discretionary) as well as a more flexible discretionary review process according to the guidelines ensures all projects will comprehensively address the design elements. The new code will eliminate the gaps between the existing downtown design standards and design guidelines. And it will clarify the review process, particularly for multifamily residential development downtown.

PROJECTED TIMELINE

In order to bring the project to a successful conclusion by the end of 2022, staff has outlined a schedule for the necessary final steps, which involve engaging the DLC in a final review of the draft and then taking the proposed amendments to the Planning Commission and City Council for review and final approval. In addition, staff will present the draft to a small focus group of local architects and/or developers for feedback, particularly on potential unintended impacts to project feasibility and cost.

At present, the tentative working schedule is as follows:

DLC

- May 4, 2022 = Discussion of revised draft (proposed graphics)
- June 6, 2022 = Final comments on revised draft

Focus Group discussion

- June/July 2022 = Identify concerns or unintended consequences (based on case studies)

Planning Commission

- August - October 2022
  - Worksession to reintroduce the project and identify key issues
  - Public hearing on proposed amendments
  - Continuation of hearing (if needed)—get recommendation

City Council

- September - December 2022
  - Worksession to reintroduce the project and identify key issues
  - Public hearing on proposed amendments
  - Continuation of hearing (if needed)—adoption

DISCUSSION

The DLC has spent numerous hours at various meetings over the past couple of years delving into many details of various design aspects. At this point, many of the outstanding questions are at a level that can be resolved by staff and Elizabeth, without the need for further deliberation by the DLC. The April 4 meeting will serve to refresh the project for all of us and allow preliminary discussion about the remaining work.

Here are a couple of discussion points that may help rekindle the committee members' thinking about this project:

- The Exterior Building Materials element (Element C) includes a materials table (see Table 19.508.4.D on page 3). The April meeting presents an opportunity to confirm that the table reflects the committee's recommendations. (There are a few measurements for material thickness that need to be specified—see yellow highlighting.) And staff would like to confirm that prohibited materials should not be allowed on any façade, whether street-facing or not.
- Currently, the standards provided for the Outdoor/Exterior Building Lighting element (Element N) involve only minimum or maximum levels of illumination or light spill. Should there be some additional design standards or requirements related to actual design or style?

The complete current draft of the proposed code is attached for reference. We will reserve a few minutes at the end of the meeting in case there are other items or issues that committee members want to highlight for future discussion. Staff will continue working through the draft code to more comprehensively identify issues for DLC discussion at the May meeting.

Table 19.508.4.D Exterior Building Materials for Street-Facing Façades		
	Allowed Status of Material P = Primary S = Secondary A = Accent R = Review needed N = Prohibited	
Material Type	**Ground Floor** (First story down to sidewalk grade)	**Upper Floors**
Brick or brick veneer Brick veneer less than xx inches thick	P P-R	P P-R
Architectural concrete block or veneer Architectural concrete veneer less than xx inches thick	P P-R	S S-R
Natural concrete block or veneer (with finish) Natural concrete veneer less than xx inches thick	P P-R	P P-R
Architectural treated poured in place concrete	P	S
Tilt-up concrete walls (finished)	P	P
Pre-cast concrete	P	P
Stone veneer (natural or manufactured)	A-R	A-R
Stucco (topcoat with sand finish)	P	P
Exterior insulation finishing system (EIFS) or other synthetic stucco panels	P-R	P-R
Metal siding = Finished metal panels (e.g., anodized aluminum, stainless steel, copper) featuring a polished, brushed, or patina finish	P	P
Composite wall panels	P	P
Ceramic tile	A	S
Finished natural wood siding and composite wood siding	A	A
Fiber-reinforced cement siding and panels (5/16-in or thicker)	A	P
Through color reinforced cement siding and panels	N	S
Glazing (refer to Façade Transparency element)	P	P
Vinyl siding	N	N
Plywood paneling	N	N
Plastic or vinyl fencing	N	N
Chain-link fencing	N	N

ATTACHMENTS

1. April 2022 version of draft code

Note: E-Packet materials will be available online at https://www.milwaukieoregon.gov/bc-dlc/design-and-landmarks-committee-57.

List of Design Elements (Table of Contents)

MMC Subsection 19.508.3: Review Process (Proposed)

Two possible review processes are available for downtown review: an applicant may choose whether to undergo non-discretionary or discretionary review. The non-discretionary process uses clear and objective standards and generally does not involve public notice or a public hearing, as the requirements for approval are either met or they are not. The discretionary process uses design guidelines that are more open to interpretation and are intended to provide the applicant with more design flexibility. In either review, the applicant must demonstrate how the proposal meets the applicable standards or guidelines.

1. Projects reviewed through the non-discretionary process will be evaluated through a Type I or II downtown design review, pursuant to Chapter 19.907.
2. Projects reviewed through the discretionary process will be evaluated through a Type III downtown design review, pursuant to Chapter 19.907.

A project can only utilize one of the two review processes. However, if a project in discretionary review can meet the objective standards for a particular design element there is no need to also address the discretionary guidance provided for that element.

Element A – Site Frontage

Purpose/Intent

To encourage building design and site placement that enlivens the public realm and streetscape through significant building presence along site frontages and active ground-floor uses.

Design Standards

1. Frontage Occupancy. Minimum frontage occupancy requirements are established for block faces identified on Figure A-1. Frontage occupancy requirements are used in combination with the required build-to line of Subsection 2. The frontage occupancy requirements apply as follows:

   A. For block faces identified on Figure A-1 that front on Main Street, a minimum of 90% of the site frontage must be occupied by a building or buildings. If the development site has frontage on Main Street and another street, the frontage occupancy requirement must be met on Main Street only.

   B. For block faces identified on Figure A-1 that front on Harrison Street, Monroe Street, Washington Street, Adams Street, and 21st Avenue, a minimum of 75% of the site frontage must be occupied by a building or buildings. Except for Subsection 1.A above, if the development site has frontage on one of the streets listed here and another street, the frontage occupancy requirement must be met on the streets listed here only.

   C. For other block faces, a minimum of 50% of the site frontage must be occupied by a building or buildings.

   D. Building facades with recesses incorporated to comply with façade articulation requirements are considered to be occupying the site frontage if the recesses do not exceed 24 in.

2. Street Setbacks / Build-To Lines

   A. For those block faces identified on Figure A-2, 75% of the first floor must be built to the front lot line (zero setback). The remaining 25% may be set back from the front lot line a maximum of 20 ft. At least 50% of any front setback area must be developed as usable open space, such as a plaza or pedestrian amenities, that meets the requirements of Element M (Plazas and Usable Open Space).

   B. For other block faces, there is no build-to-line requirement and the maximum setback is 10 ft. At least 50% of any front setback area must be developed as usable open space, such as a plaza or pedestrian amenities, that meets the requirements of Element M (Plazas and Usable Open Space).

   C. The portions of the building used to meet the build-to-line requirement in Standard 2-A above must have a depth of at least 20 ft.

D. The Downtown Mixed Use (DMU) zone is exempt from the clear vision area requirements of Chapter 12.24, with the exception of driveway and street intersections with McLoughlin Boulevard.

3. Active Ground Floor Space

For new buildings fronting Main Street, excluding ground-floor residential, the following standards must be met:

A. At least 75% of the ground-floor height must be at least 15 ft, as measured from the finished floor to the ceiling, or from the finished floor to the bottom of the structure above (as in a multistory building). The bottom of the structure above is the lowest portion of the structure and includes supporting beams.

B. At least 75% of the interior floor area adjacent to Main Street must be at least 20 ft deep, as measured from the inside building wall or windows facing Main St.

See Figures A-3 through A-6 for further illustration of these requirements.

Guidance

1. A strong and high-percentage presence of buildings on the site edge, and spacious active ground-floor spaces and uses should be provided to create a continuous building frontage on the street to create compatibility and harmony between buildings and to encourage pedestrian activities. Building placement along the street should contribute to a continuous street wall that integrates storefront opportunities and architectural interest along the street, and should bring buildings up to the sidewalk for pedestrian interest. The amount of building presence should be scaled to the uses and intensity of the street.
2. Where buildings are set back from the property line and sidewalk, the setback distance should be minimized and plazas and open space should be located between the building and sidewalk edge, helping to enliven the street edge and pedestrian realm. The plaza and open space area should incorporate pedestrian-scale features consistent with guidance in Element M (Plazas and Usable Open Space).
3. Ground floors of commercial, public, and mixed-use buildings should be flexible and offer ample space for active uses serving occupants and visitors, such as retail, service, or food service. The amount of active ground floor space should be scaled to match the uses and intensity of the street, with the greatest amount in new buildings along Main Street. High ground-floor heights and adequate depths should provide flexible interior spaces for active uses.

Figure A-1. Minimum Frontage Occupancy

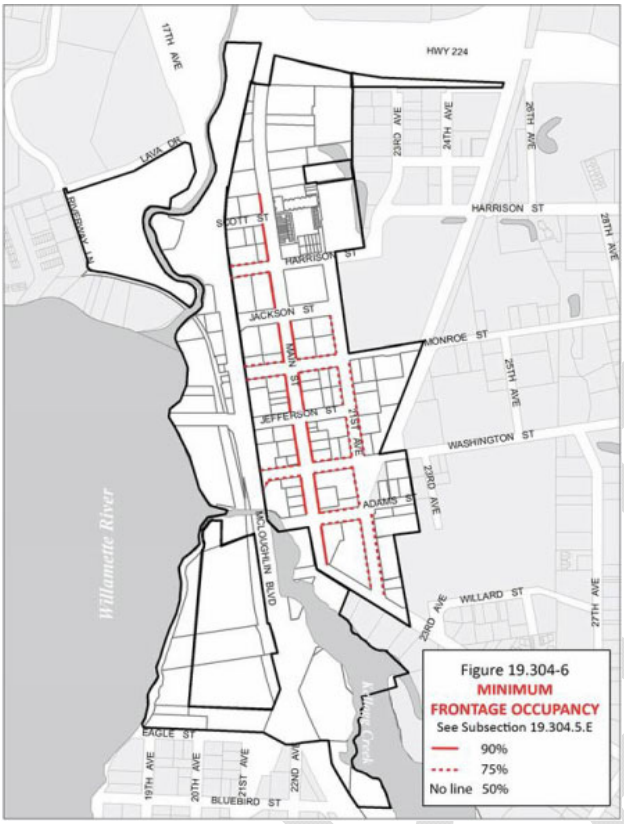


Figure A-2. First-Floor Build-To Lines

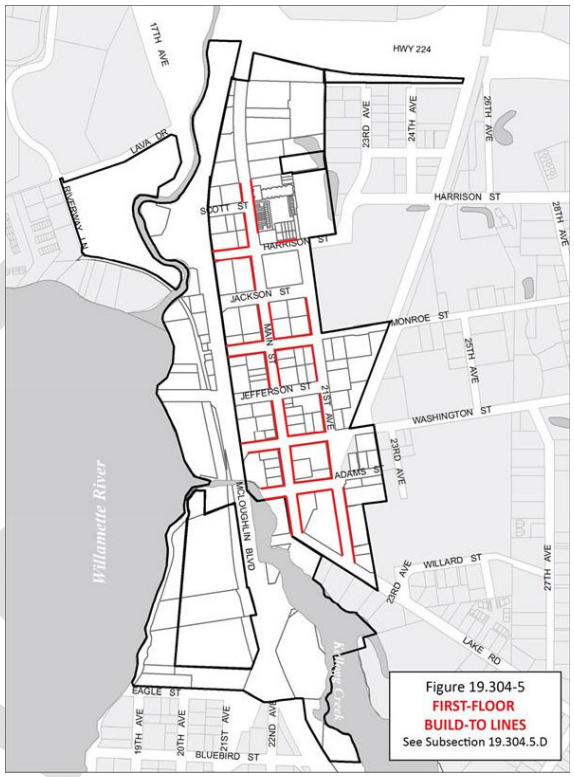


Figure A-3. First Floor Build-To Lines

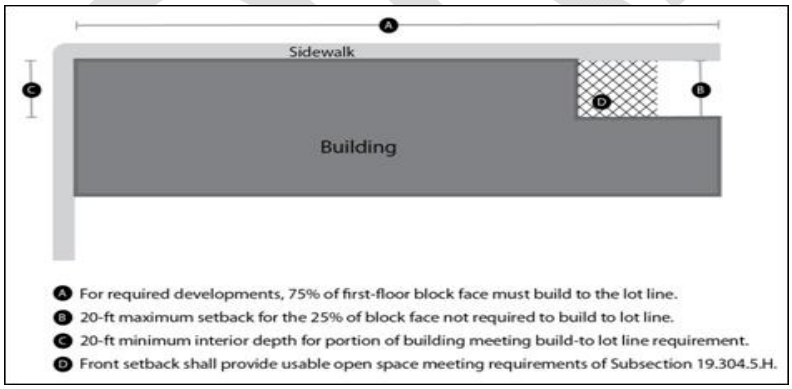


Figure A-4. Flexible Ground-Floor Space Standards

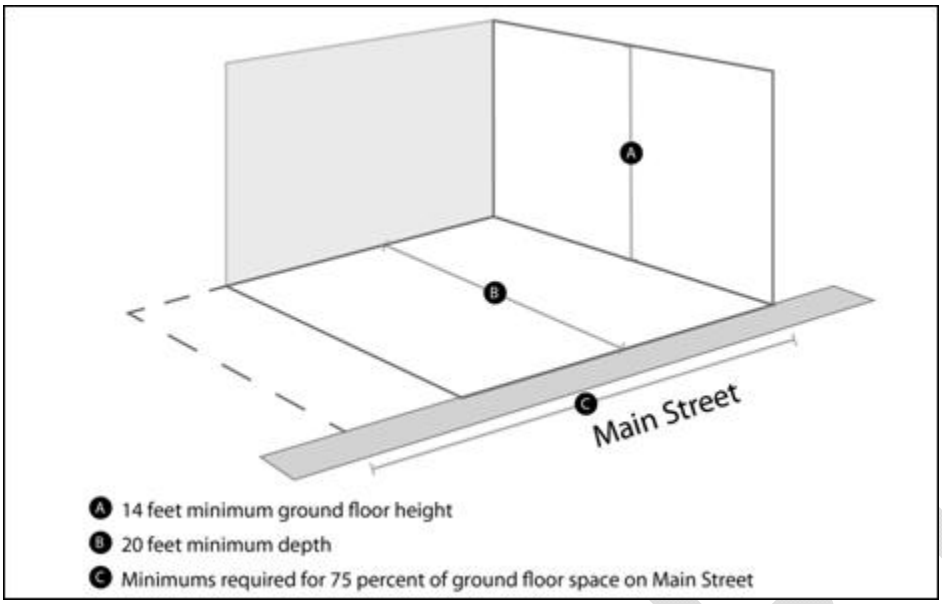


Figure A-5. Frontage Occupancy Requirements and Build-To Line

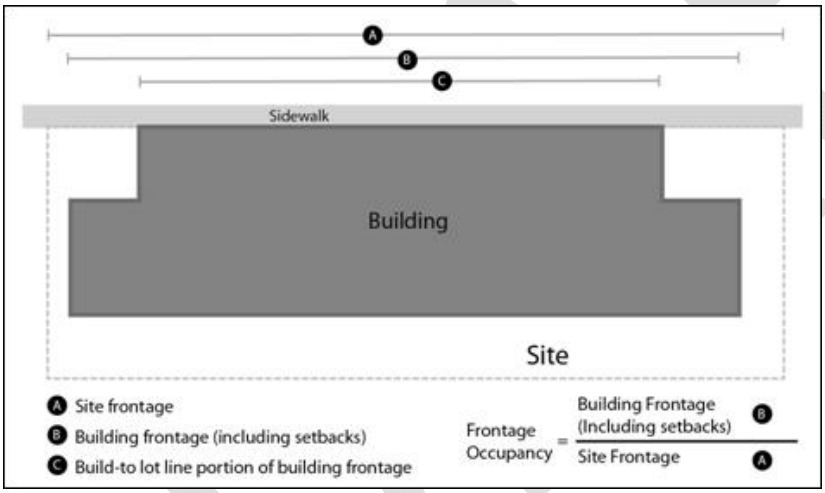
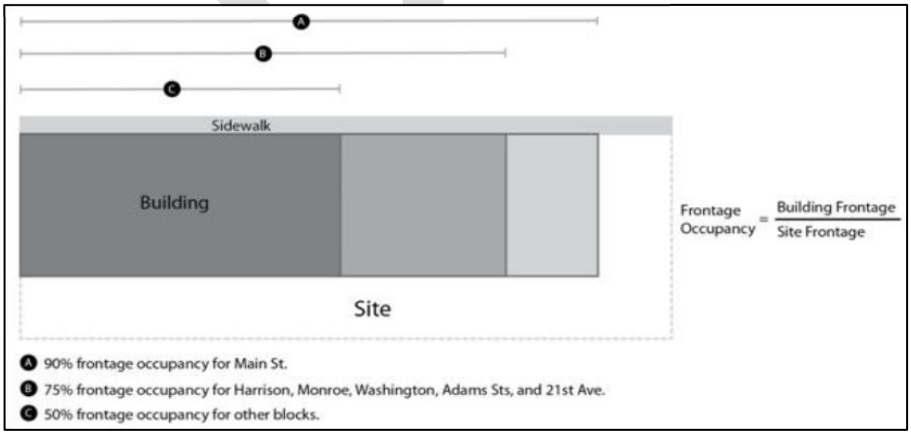


Figure A-6. Frontage Occupancy Requirements



Notes on Figures

- *Revisions to Minimum frontage occupancy diagram (Figure A-1)*
  - *Main Street = Set at 75% north of Scott Street.*
  - *Jackson Street = Set at 75% west of Main Street.*
  - *Jefferson Street = Set at 75% on both sides of Main Street.*
  - *Scott Street = Leave at 50% west of Main Street.*
  - *Consult with City Hall repurposing committee to identify appropriate percentages for the City Hall block, if any, or leave as is without additional requirements.*
  - *Note: The wastewater treatment plant is separated from the McLoughlin Boulevard right-of-way by the Trolley Trail. How to make the requirements apply to that property?*
- *Revisions to First-floor build-to lines diagram (Figure A-2)*
  - *Include all block faces downtown, including on McLoughlin Boulevard but not the block of Lake Road/Main Street between 21st Avenue and Main Street (under trestle) or Eagle Street adjacent to the sewage treatment plant.*
  - *Note: The wastewater treatment plant is separated from the McLoughlin Boulevard right-of-way by the Trolley Trail. How to make the requirements apply to that property?*
- *Keep graphic illustrating first-floor build-to lines (Figure A-3)*
- *Keep graphic on flexible ground-floor space standards (Figure A-4), increase minimum ground floor height to 15 ft.*
- *Keep graphic on frontage occupancy requirements and build-to line (Figure A-5)*
- *Keep graphic on frontage occupancy requirements (Figure A-6)*

Element B – Wall Structure and Building Façade Detail

Purpose/Intent

To add visual interest to buildings and enhance the street environment with engaging and varied wall structures. Use design features and details to break down the scale and mass of a building in order to create comfortable, pedestrian-friendly environments and enclosure to public areas.

Design Standards

1. Nonresidential and mixed-use buildings are subject to the following standards:

   A. Vertical Articulation

   Buildings of 2 stories and above must be divided vertically to create a defined base, middle and top by incorporating the following elements:

   1) Base. The base of the building extends between the sidewalk and the top of the ground floor or the belt course/string course that separates the ground floor from the middle of the building. A minimum of the first 2 ft above finished grade of the ground-floor street-facing façade must be constructed of brick, stone, or concrete, excluding windows, entrances and garage openings. The remainder of the base must meet the exterior building materials standards in Element C (Exterior Building Materials).

   2) Middle. The middle of the building between the top of the ground floor and top of the highest floor must incorporate at least one of the following elements:

      a. A change in exterior building materials and/or material color between the ground floor and upper floors.

      b. Street-facing balconies or decks at least 2 ft deep and 4 ft wide for at least 25% of the length of the building façade.

      c. Horizontal architectural elements such as masonry string courses, ledges, and water tables at least 8 in tall that project or recess at least 1 in from the building face and extend across a minimum of 75% of the façade length.

   3) Top. The top of the building extends from the ceiling of the uppermost floor to the highest vertical point on the roof of the building. The building top must be distinguished from the building facades by one of the following:

      a. Cornice or wall cap including a change of materials with a minimum projection of 6 in and minimum height of 12 in.

      b. A pitched or overhang roof with a minimum fascia height of 7 in and eaves, exclusive of rain gutters, that project from the building wall at least 12 in.

B. Horizontal Articulation

1) The street-facing façade must create a sense of rhythm and variation by incorporating the following:

a. The ground floor façade must include columns, piers, pilasters or revealed structural elements projecting a minimum of 4 in from the building face no less than every 30 ft.

b. The upper story façade must include one of the following no less than every 30 ft:

i. A change in wall plane of not less than 2 ft deep and 2 ft wide. Breaks may include but are not limited to an offset, recess, window reveal, pilaster, pediment, coursing, column or similar architectural feature.

ii. Architectural bays at least 6 ft wide projecting 4 inches or more from the building face, with windows covering at least 50 percent of the projected wall area.

c. As an alternative to complying with a and b separately, elements meeting the requirements of either a or b may be extended vertically across all stories.

2) Horizontal datum lines—such as belt lines, cornices, or upper-floor windows—must line up with adjacent facades if applicable.

Guidance

1. Street-facing façades should engage the street, achieving a distinct and high-quality treatment that contributes to the downtown as the center of the community.
2. Building façades should create a sense of coherence through holistic and human-scale design. They should be designed with vertical divisions such as a tripartite façade of base, middle, and top, and horizontal design elements that reference traditional storefront widths and create a sense of rhythm, or an alternative design of vertical and horizontal elements that bring a human scale to the space of the street. Such vertical and horizontal architectural elements should create a coherent pattern and visual interest at a pedestrian scale, particularly for larger buildings.
3. Buildings should avoid blank wall faces on street-facing façades, particularly on ground floors and building corners at street intersections.
4. Building façades should integrate façade articulation techniques to add visual interest to the built environment and clearly demarcate areas of visual interest, highlighting entries or displays.
5. Massing should be purposeful and cohesive, boldly showing depth and/or visual lightness to enrich the pedestrian zone, integrating façade articulation techniques to reduce the perceived scale of larger buildings.

Notes on Figures

- *Keep graphic illustrating horizontal building façade details (Figure 19.508.4.A.2.b)*
- *Keep graphic on flat roof with parapet or cornice (Figure 19.508.4.F.2.b)*
- *Keep graphic on vertical building façade details (Figure 19.508.4.A.2.a)*
- *Use new graphic provided in draft with photo illustrating 10 design features*

Element C – Exterior Building Materials

Purpose/Intent

To encourage the use of high-quality building materials that highlight architectural elements, create a sense of permanence, are compatible with downtown Milwaukie and the surrounding built and natural environment, and activate the building around the pedestrian realm.

Design Standards

1. New Buildings

   The following standards are applicable to the street-facing façades of all new buildings. For the purposes of this standard, street-facing façades are those abutting streets, courtyards, and/or public squares in all of the downtown. Table 19.508.4.D specifies the primary, secondary, accent and not permitted material types referenced in this standard.

   A. Façade coverage

      1) For ground-floor or street-level façades:

         a. Primary materials (including glazing) must be utilized for at least 90% of each applicable building façade.

         b. Accent materials are permitted on no greater than 10% of each applicable building façade.

      2) For upper-floor façades:

         a. Primary materials (including glazing) must be utilized for at least 65% of each applicable building façade.

         b. Secondary materials are permitted on no greater than 35% of each applicable building façade.

         c. Accent materials are permitted on no greater than 10% of each applicable building façade as trims or accents (e.g., flashing, projecting features, ornamentation, etc.).

      3) The use of the following materials requires a Director's Determination consistent with Section 19.903. The Planning Manager must consult with DLC in making the determination, and the applicant must provide materials specifications and proposed installation details to inform the determination.

         a. Materials permitted as review uses in Table 19.508.4.D.

         b. Materials similar to the primary, secondary, and accent materials listed in Table 19.508.4.D.

      4) Materials prohibited in Table 19.508.4.D may not be used on any exterior wall, whether or not it is a street-facing façade.

B. Ground-floor or street-level materials must wrap around to the non-street-facing façade of the building to minimum depth of 10 ft or to the edge of the abutting building, whichever is less.

Table 19.508.4.D Exterior Building Materials for Street-Facing Façades		
	Allowed Status of Material P = Primary S = Secondary A = Accent R = Review needed N = Prohibited	
Material Type	**Ground Floor** (First story down to sidewalk grade)	**Upper Floors**
Brick or brick veneer Brick veneer less than xx inches thick	P P-R	P P-R
Architectural concrete block or veneer Architectural concrete veneer less than xx inches thick	P P-R	S S-R
Natural concrete block or veneer (with finish) Natural concrete veneer less than xx inches thick	P P-R	P P-R
Architectural treated poured in place concrete	P	S
Tilt-up concrete walls (finished)	P	P
Pre-cast concrete	P	P
Stone veneer (natural or manufactured)	A-R	A-R
Stucco (topcoat with sand finish)	P	P
Exterior insulation finishing system (EIFS) or other synthetic stucco panels	P-R	P-R
Metal siding = Finished metal panels (e.g., anodized aluminum, stainless steel, copper) featuring a polished, brushed, or patina finish	P	P
Composite wall panels	P	P
Ceramic tile	A	S
Finished natural wood siding and composite wood siding	A	A
Fiber-reinforced cement siding and panels (5/16-in or thicker)	A	P
Through color reinforced cement siding and panels	N	S
Glazing (refer to Façade Transparency element)	P	P
Vinyl siding	N	N
Plywood paneling	N	N

Plastic or vinyl fencing	N	N
Chain-link fencing	N	N

2. Existing Buildings

   A. Street-facing façade modifications that affect more than 50% of the existing façade area must comply with standards of C.1 for the modified portion of the façade.

   B. Building expansions or additions that add street-facing façade area greater than 25% of the existing façade area, as measured in square feet, or 500 sq ft of façade area, whichever is less, must meet the standards of C.1 for the façade of the building expansion or addition.

Guidance

1. Exterior materials and finishes should be durable, long-lasting and low-maintenance, and create a sense of permanence and high quality.
2. Exterior materials for street-facing façades should include a palette that is visually interesting, coherent, compatible, related to its place, and observant of environmental elements of our region.
3. Ground-floor materials should consist primarily of a simple palette of long-lasting materials such as brick, stone, or concrete to create a sense of groundedness.
4. Upper-floor materials should be attractive and compatible with the dominant materials and colors used on ground-floor facades of the building. Upper-floor materials should not overwhelm ground floor materials.
5. Wrap street-facing façade materials around the edge to non-street facing façades to create a seamless appearance.
6. For renovations to existing development, new and existing materials should create a unified appearance.

Notes on Figures

- *Keep graphic on exterior wall standards (Figure 19.508.4.D.2)*

Element D – Façade Transparency

Purpose/Intent

To activate building interiors and exteriors by ensuring transparency through the building, allowing for daylighting of ground-floor commercial and public uses of buildings, and promoting a safe and vibrant pedestrian environment through visual and physical connections between interior and exterior spaces.

Design Standards

1. General Standards
   A. Transparency must be created through glazing, defined here as windows and the glazed portions of doors.
   B. "Street-facing" means: xxxxx
2. Nonresidential and Mixed-Use Buildings
   A. Ground Floor or Street Level
      1) Main Street

         Along Main Street, a minimum of 50% of the ground-floor street-facing wall area must consist of glazing. The ground-floor street-facing wall area is defined as the area from 3 ft above finished grade to 12 ft above finished grade or to the bottom of the ceiling joists or, where there is no ceiling, to the bottom of the roof rafters of the space fronting the street, whichever is less.

      2) Other Streets

         For all other block faces, a minimum of 40% of the ground-floor street-facing wall area must consist of glazing.

   B. Upper Levels

      Along all block faces, the following standards are applicable on the street-facing upper-level building façades:

      1) The wall area of street-facing upper levels must include a minimum of 30% glazing.
      2) The required street-facing upper-floor glazing does not apply to floors where sloped roofs and dormer windows are used.

   C. Street-facing blank walls that contain no glazing are limited to 450 sq ft or 30 linear ft, whichever is less, unless required by the Building Code. In instances where a blank wall exceeds 450 sq ft or 30 linear ft, at least one of the following techniques must be employed in addition to the horizontal articulation requirements of Element B:

1) Provide a landscaped planting bed or raised planter bed at least 3 ft wide along at least 50% of the length of the blank wall with plant materials capable of obscuring or screening at least 50% of the blank wall's surface area within three years.

2) Provide a public art mural or original art mural, as defined in Section 20.04.020, over at least 50% of the blank wall surface.

3. Residential-Only Buildings

A. Twenty-five percent (25%) of the total street-facing wall area must consist of glazing.

B. Street-facing blank walls that contain no glazing are limited to 450 sq ft or 30 linear ft, unless required by the Building Code. In instances where a blank wall exceeds 450 sq ft or 30 linear ft, at least one of the following techniques must be employed:

1) Articulate the wall with projections or recesses consistent with Element B.

2) Provide a landscaped planting bed or raised planter bed at least 3 ft wide in front of the wall, with plant materials that obscure or screen at least 50% of the wall's surface within three years.

3) Provide artwork (mosaic, mural, sculpture, relief, etc.) over at least 50% of the blank wall surface.

Guidance

1. Design street-facing nonresidential and mixed-use ground floors with a high percentage of glazing to create transparency and engagement at the pedestrian eye level.
2. Design nonresidential and mixed-use street-facing upper floors with sufficient glazing coverage to create visual interest along the façade and access to views, light, and air for building inhabitants.
3. Design residential street-facing ground-floor glazing coverage to balance transparency and privacy for residents.
4. Arrange glazing to provide balanced coverage of the façade and prevent blank walls.
5. Design window and doors to maximize transparency and flexibility for ongoing use and adaptation that can be integrate into planned and future building uses and operations, considering such future treatments as shades, curtains, security fencing, and product shelving near windows or doors.

Notes on Figures

Keep graphic on windows and doors (Figure 19.508.4.E)

Element E – Doors and Entrance Locations

Purpose/Intent

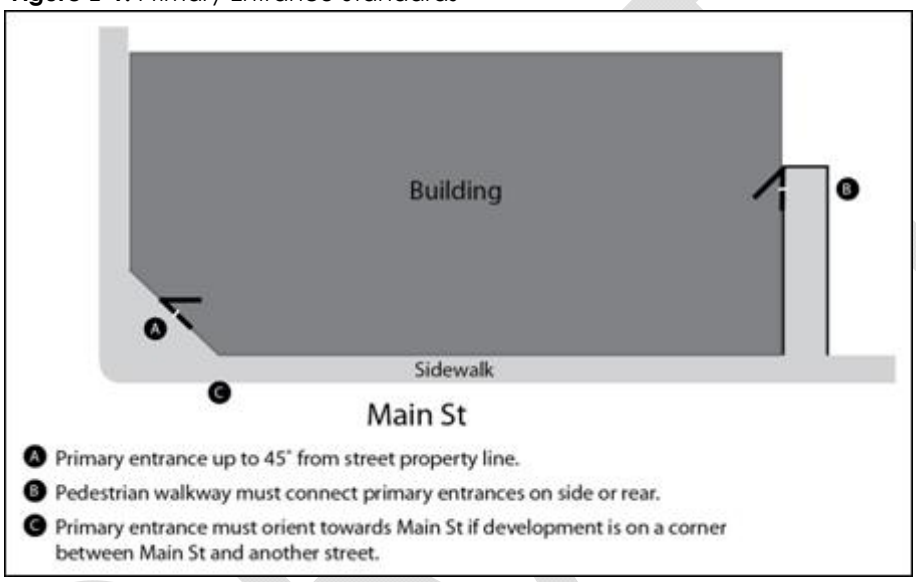
To create pedestrian-friendly development by providing building entrances that are oriented to the sidewalk or other public space and connected with clearly marked pedestrian walkways.

Design Standards

1. All new buildings must have at least one primary entrance facing an abutting street. For purposes of this standard, "facing" means within 45° of the street property line).
2. For lots with frontage along more than one street, including multiple lots under common ownership being developed as a single site, the primary entrance should be located as follows:
   A. For lots with one frontage along a transit street, the primary entrance must be oriented to the transit street with the exception of Subsection 19.508.4.E.2.C.
   B. For lots with frontage along two transit streets, the primary entrance must be oriented to the street with higher-quality transit service or the corner of the two streets.
   C. For lots with frontage along Main Street, the primary entrance must be oriented to Main Street or the corner of the two streets, even if the other frontage is along a transit street. *[Delete this Point 2-C about allowing either corner or Main Street orientation? Need to check past notes.]*
   D. For lots without frontage on Main Street or a transit street, the primary entrance may be oriented to either street.
3. Where a development contains multiple buildings or multiple individual storefronts or residential units and there is insufficient street frontage to meet the above entrance location standards for all buildings, storefronts or residential units on the subject site, the primary entrances for each building, storefront or residential units may orient to a plaza, courtyard, or similar pedestrian space designed as usable open space meeting the standards of Element M (Plazas and Usable Open Space). When oriented this way, the primary entrances shall be connected to the street by an on-site pedestrian walkway either directly or through a plaza, courtyard, or similar pedestrian space.
4. Primary entrances for mixed-use and nonresidential buildings must be clearly defined and distinguished from other parts of the building by incorporating at least one of the following design elements:
   A. Recessed or projected entry.
   B. Entry surrounds such as arches, columns, insets, and design elements above and/or flanking the entrance.
   C. Transom windows above the entrance door.

5. For mixed-use and nonresidential buildings, the glazed portions of doors for primary entrances must be 75% or more of the door area.
6. All entrances must be lighted consistent with Element N (Outdoor & Exterior Building Lighting).
7. For residential buildings, primary entrances must:
   A. Incorporate one of the design elements in subsection (4) above; or
   B. Incorporate a covered porch, stoop, or patio with a minimum depth of 4 ft that may be elevated from sidewalk grade by no more than 8 ft.

Figure E-1. Primary Entrance Standards



Guidance

1. Entryways should be sited to provide access where the highest amount of pedestrian activity is planned and where the pedestrian experience is designed to be exceptional. Primary building entries should be located along the Main Street or transit street frontage, where present, or at the corner of two such frontages for corner lots, whenever possible. Primary entries should not be oriented towards parking lots and service areas.
2. Building entries should be designed as prominent architectural features that are clearly defined and demarcated. Entryways should integrate features such as scale, materials, glazing, projecting or recessed forms, architectural details, and color in entryway areas, along with accent features such as lighting and landscaping to set an entry apart.
3. Nonresidential doors should create a strong connection to the street through the use of techniques such as storefront doors and surrounding windows with a high percentage of glazing, double doors, and large glazed sectional doors.
4. Residential entryways should incorporate vertical and horizontal layering by including a comfortable change of grade or entry features such as porches, terraces, stoops, or covered

landings to create a connection to the street while maintaining a respectful separation for resident privacy. Residential doors should be substantial enough to suggest privacy yet still express a welcoming sense of friendly contact for those who approach and enter.

Notes on Figures

Keep graphic on primary entrance standards (19.304.5.F.2).

Element F – Windows

Purpose/Intent

To integrate windows made of high-quality materials that are compatible with the building design in order to create visually interesting exterior façades and that function to create sufficient interior light and enhance connections between interior and exterior spaces.

Design Standards

1. General Standards

   A. Window openings must provide shadowing by recessing windows 4 in into the façade and/or incorporating exterior trim of at least 4-in reveal and of a contrasting material or color.

   B. The following materials are approved for new window frames:

      1) Anodized or painted aluminum windows

      2) Wood

      3) Fiberglass

      4) Alternatively, frameless window systems may be used.

   C. The use of spandrel glass is limited to floor lines and parapets.

   D. For modification and expansion of existing buildings, replacement windows must match existing windows with respect to materials and dimensions. Alternatively, landmarks subject to Section 19.403 must comply with Subsection 19.403.5.E.4.

2. Prohibited Window Elements

   For all street-facing building windows, the following window elements are prohibited:

   A. Opaque, reflective or mirrored glazing.

   B. Glazing tinted beyond energy code requirements.

   C. Simulated divisions (internal or applied synthetic materials).

3. Window Placement and Proportion

   A. For nonresidential ground-floor windows, the bottom edge of windows along pedestrian ways must be an average of no less than 1 ft and an average of no more than 3 ft above the abutting finished grade.

   B. For all windows on street-facing façades, proportions must create a sense of pattern and compatible design. Each window must comply with at least one of the following:

      1) Window shares the same width or height as another window on the same façade.

      2) The top or bottom edge of the window aligns with the top or bottom edge of another window on the same façade.

4. For modification and expansion of existing buildings, replacement windows must match existing windows with respect to materials and dimensions. Alternatively, landmarks subject to Section 19.403 must comply with Subsection 19.403.5.E.4.

Guidance

1. Window materials should be compatible with other primary wall and surface materials while providing a degree of contrast. Materials should be high quality and provide a high degree of transparency. Windows should provide shadowing through use of trim and/or recesses.
2. Nonresidential uses should provide windows at the street level, inviting pedestrians in and providing views both in and out, maintaining transparency and visibility regardless of the time of day.
3. Ground-floor street-facing nonresidential windows should engage with the street and connect indoor and outdoor spaces, such as through the use of operable, opening windows (e.g., sliding, pivoting, or articulating windows).
4. Window groupings, proportions and orientation should create a sense of rhythm and pattern to provide architectural interest to the overall building composition.

Notes on Figures

- *Keep graphic on windows and doors (19.508.4.E)*

Element G – Corners

Purpose/Intent

To create a strong architectural statement at street corners, provide opportunities for pedestrian-scale activity, establish visual landmarks, and enhance visual variety.

Design Standards

1. Nonresidential or Mixed-Use Buildings

   On corner lots or development sites consisting of more than one lot under common ownership at the corner of two public streets—or at the corner of a street and a public area, park, or plaza— nonresidential or mixed-use buildings must incorporate at least two of the following features:

   A. The primary entry to the building located within 5 ft of the corner of the building.

   B. A lobby or retail space a minimum of 100 sq ft in floor area with 90% transparency on facing windows and entrances within 5 ft of the corner of the building.

   C. A pedestrian canopy or marquee at least 10 ft long at the corner of the building.

   D. A chamfered corner at least 10 ft wide with an entry on the chamfer, or a similarly dimensioned rounded or stepped corner.

   E. Enhanced pedestrian amenities including at least two of the following three options adjacent to the public right-of-way: a minimum of 100 sq ft of special paving materials, a minimum of two pieces of street furniture such as a bench or garbage can, water fountain, and/or a minimum of 20 sq ft of landscaping or planters.

   F. Only for corner lots with frontage along Main Street and either Harrison, Monroe, Washington or Adams Sts, a prominent architectural element including one of the following:

      1) Height modulation element such as tower, turret or cupola, defined as an architectural feature that projects a minimum of 5 ft and maximum of 10 ft above the surrounding building, with a minimum width of 8 ft, which has a separate roof structure and is uniquely identifiable from the rest of the building. Such features are exempt from maximum height standards in 19.304.4.B provided they are not used for human occupancy.

      2) Corner offset projecting at least 2 ft from the main façade and extending at least 10 linear ft on both sides of the corner, incorporating distinctive materials compared to the main facade and extending a minimum height of one story.

      3) Corner inset from the building face by at least 8 ft on at least the first story and extending at least 10 linear ft on both sides of the corner, including a recessed entrance. A pedestrian canopy or marquee at least 10 ft long at the corner of the building. A chamfered corner at least 10 ft wide with an entry on the chamfer, or a

similarly dimensioned rounded or stepped corner. Enhanced pedestrian amenities including at least two of the following three options adjacent to the public right-of-way: a minimum of 100 sq ft of special paving materials, a minimum of two pieces of street furniture such as a bench or garbage can, water fountain, and/or a minimum of 20 sq ft of landscaping or planters.

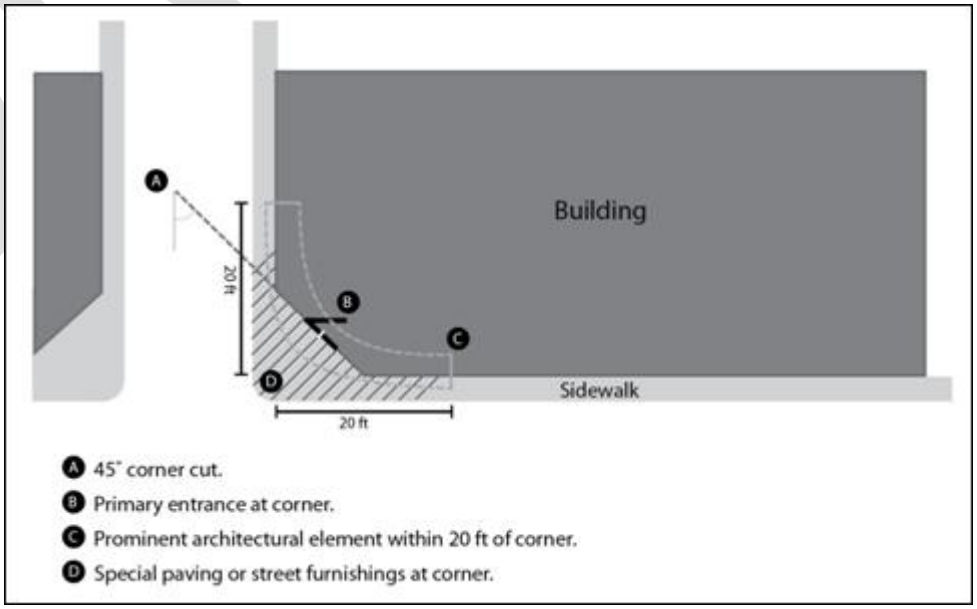
Guidance

1. For all nonresidential and mixed-use buildings at the corner of two public streets, highlight and make the corner prominent through the use of features such as:
   - Change in building material
   - Window coverage pattern
   - Chamfered, rounded or stepped corner
   - Increased building height at the corner, potentially incorporating features such as tower, turret or cupola
   - Façade articulation
   - Projecting or recessed building entrances
   - Canopies or marquees
   - Active retail and semi-public spaces such as building lobbies
2. Design of the corner should have a scale and character compatible with the scale of the corner and other buildings at the corner and the level of activity at the corner.
3. For all nonresidential and mixed-use buildings, create active exterior spaces at site corners, particularly where building corners are set back, in ways that emphasize pedestrian use and encourage people to come together and gather through features such as street furnishings, special paving materials and planting materials.

Notes on Figures

- *Make the image larger and clearer—zoom in on the corner of the graphic to show more detail.*
- *For purposes of the illustration, the door should swing out.*

Figure G-1. Corner Standards



Element H – Building Massing and Transitions

Purpose/Intent

To promote building massing that creates compatible building scale and relationships between adjacent downtown buildings including massing variation that reflects the rhythm of traditional storefronts and breaks up the perceived massing of larger buildings, while creating an inviting pedestrian realm on the street by increasing access to light and air. To provide scaled transitions to adjacent residential uses to minimize impacts of building massing.

Design Standards

1. Building Massing

   For any street-facing portion of the building above the base maximum height as identified in Figure 19.304-4, buildings must include either:

   A. A stepback of at least 6 ft along at least 50% of the street-facing portion of the building; or

   B. Balconies at least 6 ft deep along at least 50% of the street-facing portion of the building.

2. Building Façade Height Variation

   The height of building elements along street-facing façades must be varied along the wall plane closest to the site frontage in order to break up the overall bulk and mass of buildings. At least one variation in height along the street-facing façade shall be provided for every 50-ft interval. Exact spacing of variations may vary provided that the total number of variations required is met and no portion of the façade exceeds 50 ft without a variation. Building façade height variation must be accomplished by using one or more of the following methods:

   A. Vertical offset of height along the façade by minimum of 4 ft.

   B. Dormer or other projecting element along or within 2 ft of the façade with minimum 4-ft height and 4-ft width.

   C. Balcony or step back from the façade with a minimum 4-ft depth and minimum 6-ft width.

   D. Other techniques approved by the Planning Manager, shown to create variation along the top of street-facing façade through modulations in height, mass or bulk.

3. Building Transitions

   For any property in the Downtown Mixed Use (DMU) zone that is north of HarrisonStreetand within 50 ft of the property line abutting low-density residential zones (i.e., R-10, R-7, or R-5), the following transition measures are required for any new building:

A. The new building must be located at least 6 ft from any property line abutting a low-density residential zone. This requirement supersedes the applicability of the transition area measures provided in Subsection 19.504.6.

B. The new building must provide a step-back of at least 6 ft for any portion of the building above 35 ft in height above grade.

Guidance

1. Building massing should contribute to a welcoming and pedestrian-scaled sense of enclosure and definition of the street.
2. Buildings that utilize bonus height should mitigate impacts of additional height and mass by including step backs, façade insets, high façade permeability, and other perceived mass-reducing techniques to ensure access to light, privacy, and sky views for nearby building occupants and people on the street.
3. Building façades should incorporate variation in height or character to break up the perceived bulk and mass of the building into pedestrian-scale components that create a sense of pattern and rhythm. Such variation should be aligned with horizontal articulation elements to crate a harmonious design. (See Element B.)
4. For buildings abutting low-density residential zones, building setbacks, step backs, façade articulation, landscaping, fencing, and/or transition measures should be deployed to blend building massing between downtown and any adjacent residentially zoned neighborhoods to reduce perceived mass of buildings.

Notes on Figures

- *Consider adding a graphic to show the stepback, balcony, or other massing requirements.*

Note: *Height standards/guidance are proposed to remain in the base zone standards and would continue to require a variance to exceed. Minor revisions to the height variance approval criteria are proposed to incorporate aspects of the design guidelines.*

Building Height Variance in the Downtown Mixed Use Zone (19.911.6)

D. Approval Criteria

The approval authority may approve, approve with conditions, or deny the building height variance based on the following approval criteria:

~~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 will ensure access to light, privacy, and sky views for building occupants and people on the street by providing step backs, façade insets, high façade permeability, and other perceived mass-reducing techniques.
4. 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 Downtown Mixed Use Zone.
5. 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.

Element I – Weather Protection

Purpose/Intent

To create an all-season pedestrian environment shielded from the elements, whether by the building structure itself or with added-on features such as awnings and canopies, that is integrated with rather than obscures the building design. Overhead protection encourages window shopping and lingering, and weather protection features can provide interest and detail to a façade as well as create outdoor sidewalk seating areas for restaurants and cafés.

Design Standards

1. Minimum Weather Protection Coverage
   A. All ground-floor building entries must be protected from the weather by awnings, canopies, marquees, recesses, or similar weather protection.
   B. Awnings, canopies, marquees, recesses, or similar weather protection must be provided along at least 50% of the ground-floor elevation(s) of a commercial or mixed-use building where the building abuts a sidewalk, civic space, or pedestrian accessway.
   C. Weather protection used to meet this section must extend at least 4 ft over the pedestrian area but no more than xx ft *[or xx percentage of sidewalk area?]*. Balconies and recesses meeting these dimensional requirements can be counted toward this requirement.
   D. Weather protection used to meet the above standards must be at least than 8 ft above the finished grade, including any valance.
2. Weather Protection Materials, Design, and Details
   A. Materials
      1) Awnings must be constructed of a non-vinyl cloth or canvas with a matte finish or a material similar in appearance and texture.
      2) Canopies must be constructed of rigid plastic, metal, glass, or a material similar in appearance and texture.
      3) Marquees must be constructed of metal, glass, wood, or a material similar in appearance and texture.
      4) Vinyl or any similar flexible plastic sheet material is prohibited for all weather protection features.
      5) The structure or frame materials for awnings and canopies must be aluminum or steel.
   B. Awnings or canopies must be attached directly above an entry or window. Awning and canopy width must not exceed the width of the entry or associated window opening and may not extend over more than one storefront opening. Marquees must be attached to the building directly above the entrance and may extend past the entrance.

C. For awnings and canopies, only lighting that illuminates the building and/or sidewalk is allowed. Awnings and canopies must not be illuminated from below or internally.

D. Any signage on awnings, canopies or marquees must be consistent with requirements of Subsection 14.16.060.C.

Guidance

1. Along the ground floor, buildings should protect pedestrians from inclement weather and provide shade in the summer through use of awnings, canopies, marquees, or elements of the building structure itself such as recesses or balconies. The total amount of awning, canopy and/or marquee coverage along a façade should provide adequate weather protection for pedestrians without overly shadowing the sidewalk.
2. Awnings, canopies and marquees should be placed over all building entrances and storefront windows or other similar locations and integrated with other entryway design features. (See Element E.)The total amount of awning, canopy and/or marquee coverage along a façade should provide adequate weather protection for pedestrians without overly shadowing the sidewalk.
3. The design of awnings, canopies, marquees, and elements of the building structure should be an integral and well-proportioned component of the building façade. Awnings, canopies and marquees should not obscure or negatively impact the character-defining features of the subject building.
4. Canopies and awnings should be sized to match individual entrances and storefront windows. They should be placed directly above such features and should not extend outside the piers and lintel of the storefront opening. A single awning or canopy spanning across multiple commercial storefronts and that obscures character-defining features is strongly discouraged.
5. Weather protection features should be well proportioned relative to the sidewalks. Features should not be so project so far into the public right-of-way as to detract from street trees, light fixtures, or street furniture, but should extend far enough to provide coverage for pedestrians at entrances and windows. Features should provide adequate vertical clearance for pedestrian movement.
6. Awnings, canopies and marquees should be of high-quality materials and should not include vinyl.
7. Awning or canopy lighting, if provided, should highlight the building or illuminate the sidewalk and should not illuminate awnings or canopies from below or internally.

Definitions in 19.201

Add definition of marquee: <u>"Marquee" means a permanent, flat or low-sloped roofer structure attached to and supported entirely by a building, including any object or decoration attached to or part of said marquee; no part of which may be used for occupancy or storage.</u>

Notes on Figures

- *In Figure 19.508.4.C.2, remove the "6-ft maximum" for canopy length (Item B).*
- *Insert images or illustrations to demonstrate an awning, canopy, and marquee.*

Element J – Roofs and Rooftop Equipment Screening

Purpose/Intent

To create a visually interesting feature at the top of the building that enhances the quality and character of the building and complements the building design, while reducing or eliminating the visual impact of rooftop equipment on the street pedestrian environment by providing screening or other concealing design features that also contribute to the high-quality design and visual interest of the building.

Design Standards

1. Rooftop Design
   A. The roof of a building must follow one (or a combination) of the following forms:
      1) Flat roof (less than 1/12 pitch) or low-slope roof (between 1/12 and 4/12 pitch)
      2) Hip roof
      3) Gabled roof
      4) Dormers
      5) Shed roof
   B. Roofs are subject to the following standards as applicable:
      1) All flat or low-slope roofs must be architecturally treated or articulated with a parapet wall that projects vertically above the roofline at least 12 in and/or a cornice that projects from the building face at least 6 in.
      2) All hip or gabled roofs exposed to view from adjacent public or private streets and properties must have a minimum 4/12 pitch.
      3) Sloped roofs with a 4/12 pitch or higher must have eaves, exclusive of rain gutters, that project from the building wall at least 12 in.
      4) When an addition to an existing structure, or a new structure, is proposed in an existing development, the roof forms for the new structure(s) must have the same slope and be constructed of the same materials as the existing roofing.
2. Rooftop Equipment Screening
   A. The following rooftop elements do not require screening:
      1) Solar panels, wind generators, and green roof features.
      2) Equipment under 2 ft high, if set back a minimum of 10 ft from the outer edge of the roof.
   B. If visible from public street view, elevator mechanical equipment or a mechanical penthouse may not extend above the height limit by more than 16 ft, and must use a consistent exterior building material for the mechanical shaft or penthouse.

C. Satellite dishes, communications equipment, and all other roof-mounted mechanical equipment must be set back a minimum of 10 ft from the roof edge and must be screened from public street view. For purposes of this standard, "public street view" means the pedestrian level from across the adjacent public street and does not include views from adjacent buildings. If necessary, screening from public street view must be achieved by one of the following methods that is at least as tall as the tallest part of the equipment being screened:

   1) A screen around the equipment that is made of an exterior building material used on other portions of the building, or masonry.

   2) Vertical green roof features or regularly maintained, dense foliage that forms an opaque barrier year-round when planted.

D. Required screening will not be included in the building's maximum height calculation.

Guidance

1. Building rooflines should enliven the pedestrian experience and be of visual interest, with detail and variation that will create a skyline composed of interesting forms and shadows. Building silhouette should be compatible with those of other buildings along the existing streetscape.
2. Roof shape, surface materials, colors, mechanical equipment and other penthouse functions should all be integrated into the overall building design, and should be considered an additional façade to complement the building's design.
3. Roof mounted mechanical equipment should be hidden from public street view by parapets, screening walls, vertical landscaping or green roof features, enclosures installed as an integral part of the architectural composition, strategic placement, or similar treatments. If such treatments are not practicable, mechanical units may be painted in lieu of screening with muted, neutral colors that make the equipment visually subordinate to the building and any adjacent buildings.

Notes on Figures

- *Maintain Figure 19.508.4.F.3, minus the 10-ft maximum height limit.*
- *Look at the sight-lines diagram provided by City of Beaverton to see if it can help inform our standard—and adjust the existing figure (19.508.4.F.3) if needed.*

Element K – Service Areas (Screening)

Purpose/Intent

To preserve well-designed building frontages and pedestrian environments by minimizing the potential negative impacts of service areas on visual design and circulation while maintaining sufficiently accessible and functional loading, waste collection, utility, and other service areas.

Design Standards

Service areas include external utility structures, loading docks, recycling facilities, trash containers, and other service areas.

1. Service areas must be located for access from the most minor street.
2. Screening must be established on all sides of service areas, except where an opening is required for access. If access is possible only on a side that is visible from a public street, a solid gate or door is required.
3. Landscaping, structural elements, painting, and/or murals or other public art must be used to screen service areas that are located along a public street frontage. The required screening must result in an opaque barrier to a minimum height of 6 ft.
4. Where structural forms of screening are utilized, the materials must match the primary or secondary building materials and colors as described in Element C (Exterior Building Materials).
5. For new buildings, waste collection areas must be located within the building itself rather than a stand-alone waste enclosure.

Guidance

1. Service areas, loading docks, waste enclosures, external utility structures, and other similar features should be located away from pedestrian areas, public street frontages especially Main Street, or at a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.
2. Whenever possible, screen and conceal all sides of service areas, loading docks, waste enclosures, and other outbuildings. Solid gates or doors should be used on sides requiring access.
3. Use screening, fencing, landscaping, decorative walls, or other treatments to provide screening, using materials and designs compatible with the primary building they serve. Screening should be of a height, width, and opacity necessary to sufficiently screen all equipment and service areas.
4. Waste collection areas should be located and designed to minimize visual, odor, and noise nuisances, and should be integrated into the building. If separate waste collection enclosures are utilized, they shall be screened, covered with a roof or be self-contained.

Notes on Figures

- *(none)*

Element L – Resident Open Space

Purpose/Intent

To promote livability in the downtown environment by providing open space amenities within the development site for use by residents.

Design Standards

1. The following standards apply to mixed-use buildings and residential-only multifamily buildings with four or more units. Multifamily buildings are exempt from compliance with the private and common open space standards established in MMC Subsections 19.505.3.D.1 and 2.
2. Fifty (50) sq ft of open space is required for each dwelling unit. The open space may be developed entirely as private open space or common open space, or it may be a combination of the two types of open space.
3. Private Open Space
   A. Private open space must be contiguous to the unit it serves shall be directly accessible from the interior of the dwelling unit.
   B. Private open space may be provided in the form of a porch, deck, balcony, patio, terrace, or other private outdoor area.
   C. Areas used for entrances or exits will not be considered as private open space except where such entrances or exits are for the sole use of the unit they serve.
   D. Balconies, decks, porches and patios must have a minimum depth of 4 ft and may project up to a minimum of 4 ft into the public right-of-way.
4. Common Open Space
   A. Common open space must be at least 15 ft by 15 ft in dimension and may be provided in the form of decks, shared patios, plazas, courtyards, landscaped areas, roof gardens, recreation rooms, lobbies, or other gathering spaces created strictly for the occupants and not associated with storage or circulation.
   B. Outdoor common open space areas must integrate amenities such as tables, benches, movable seating, trees, shrubs, landscaping areas or planters, garden plots, and/or fountains.
   C. Outdoor common open space must be lighted as required by Element N – Outdoor and Exterior Building Lighting.
   D. When provided at ground level, outdoor common open space must be abutted on at least one side by the building, with at least one window and one door to access the space; and must be bordered on at least one other side by fencing, landscaping, low walls, planters, site furnishings, or other building walls.

E. Regardless of location (ground-level or above), where any building wall abuts an outdoor common open space, the wall must include at least 1 window or door with a minimum of 50% glazing.

Guidance

1. Building design should incorporate ample open space opportunities for residents with a mix of private and/or common open spaces to provide access to outdoor recreation, scenic amenity, or shared outdoor space for people to gather.
2. Private open spaces should be scaled to enhance usability by residents and have direct access from the dwelling unit, and should be visually and/or physically separate from common areas.
3. Common open spaces should be inviting and enhance opportunities for use by residents. These spaces should be human-scaled, accessible, durable, attractive, and secure.
4. Common open spaces should integrate amenities for residents' use and enjoyment, including landscaping in outdoor spaces.
5. Common open spaces should be well-defined by surrounding buildings, walls, fences, landscaping or other techniques to provide visual definition for the space. Adjacent buildings should incorporate transparent windows and doors to provide physical and visual access to the space, and include active use areas that front the open space.

Notes on Figures

(none)

Element M – Plazas and Usable Open Space

Purpose/Intent

To ensure that downtown plazas and open spaces are designed for usability and a variety of activities during all hours and seasons, provide amenities for downtown visitors, businesses and residents, promote livability, and help soften the effects of built and paved areas.

Design Standards

Open spaces such as plazas, courtyards, gardens, terraces, outdoor seating, small parks and similar spaces, including usable open space provided to meet the standards of Element A, must meet the following standards. *[This needs some clarification to distinguish it from the Resident Open Space element above—isn't this focused more on ground-level open space accessible to the larger public more than to the resident open spaces of Element L? Standard #2 seems to establish some applicability, so it might need to move up into this opening paragraph. But we may also need a definition of "usable open space." Also, how comfortable is it to set requirements for a feature that appears to be optional unless required by Element A?]*

1. Where any building wall abuts an open space, the wall must include at least one window or door with a minimum of 50% glazing.
2. Usable open space must be directly accessible at grade adjacent to the public sidewalk.
3. Hardscaping in open spaces must utilize concrete or unit paving and may not use asphalt or gravel surfacing.
4. Landscaping must be integrated into open spaces to meet the following:
   A. A minimum of 10% of the open space area must be landscaped areas incorporating trees, shrubs, and ground cover.
   B. No more than 20% of this landscaped area can be covered in mulch or bark dust. This requirement excludes mulch or bark dust under the canopy of trees or shrubs.
   C. Nuisance species listed in the Milwaukie Native Plant List are prohibited.
5. Open spaces must provide at least 3 ft of seating area (e.g., bench, ledge, etc.) or one individual seat, including movable seating for outdoor seating areas, per 60 sq ft of plaza or open space area.
6. Open spaces must be lighted as required by Element N – Outdoor & Exterior Building Lighting.

Guidance

1. Plazas and open spaces should be inviting and create opportunities for a variety of uses.
2. Plazas and open spaces should avoid separation from the street by visual barriers or significant change of grade. Plazas and open spaces should create visual and physical connections to abutting buildings.

3. Plazas and open spaces should be human-scaled, accessible, durable, and attractive, and should enhance users' comfort and enjoyment by integrating features such as:
    - Pedestrian amenities such as water features, drinking fountains, and/or distinctive paving or artwork
    - Permanent or movable seating
    - Weather protection, especially weather protection that can be moved or altered to accommodate conditions
    - Transitional zones along building edges to allow for outdoor eating areas and a planted buffer
    - Lighting
4. Plazas and open spaces should create visual interest by including a mix of hardscape and landscape elements such as trees, shrubs, and plants.
5. Landscaping in plazas and open spaces should be integrated to provide shade for hardscaped areas and to provide visual interest and texture.
6. Buildings adjacent to plazas and open spaces should incorporate transparent windows and doors to provide physical and visual access to the space and should include active use areas that front the open space.
7. Plazas and open space should be designed to integrate sustainability and enhance the relationship to the natural environment, including consideration of the sun angle at noon and the wind pattern in the design of the space and incorporation of water treatment features such as rain gardens.

Notes on Figures

- *(none)*

Element N – Outdoor and Exterior Building Lighting

Purpose/Intent

To encourage outdoor and exterior building lighting that increases pedestrian comfort, accentuates design and architectural features, enhances safety, and minimizes light pollution (both spill and casting or glare).

Design Standards

1. Lighting must be designed to comply with the following standards:
   A. Primary building entrances required in Element E (Doors and Entrance Locations) must have a minimum illumination of 2.0 foot-candles.
   B. All other building entrances must have a minimum illumination of 1.0 foot-candles.
   C. Common open spaces for residents subject to Element L (Resident Open Space) must be lighted with pedestrian-scaled lighting (no more than 14 ft in height) at a level at least 1.0 foot-candles throughout the space.
   D. Plazas and usable open space subject to Element M (Plazas and Usable Open Space) must be lighted with pedestrian-scaled lighting (no more than 14 ft in height) at a level at least 2.0 foot-candles throughout the space.
   E. If parking areas are present, lighting must comply with standards in 19.606.3.F.
2. Lighting luminaires must have a cutoff angle of 90 degrees or greater to ensure that lighting is directed downward, except as provided for up-lighting of flags and permitted building-mounted signs.
3. Lighting must not cause a light trespass of more than 0.5 footcandles measured vertically at all shared property lines of the site.
4. Flashing or strobe lights, fluorescent tube lights, and security spotlights are prohibited on the exterior of downtown buildings.

Guidance

1. All lighting should be designed to prevent unnecessary illumination of adjacent sites. As a rule of thumb, lighting levels should be no greater than necessary to provide for pedestrian safety, property or business identification, and crime prevention.
2. Exterior lighting should be used to articulate the building elements, including (but not limited to) entrances, common open spaces for residents, plazas and usable open space, signage, canopies, cornices, storefronts, and other architectural features. Lighting levels of entrances and all open spaces should be pedestrian scale and provide a sense of safety.
3. Flashing or strobe lights, fluorescent tube lights, and security spotlights are discouraged from use on the exterior of downtown buildings.

Green Architecture

Element content deleted. Future content could be developed later as part of overall code update around green building and implementation of the Climate Action Plan.

Pedestrian Circulation

Element deleted—existing code standards for on-site walkways and circulation are established in MMC Subsection 19.504.9.

Landscaping

The principles of this element have been incorporated into the two Open Space elements instead (Resident Open Space, Plazas and Usable Open Space). No specific landscaping element is recommended given that there is no minimum landscaping requirement in the DMU.