



CITY OF MILWAUKIE

AGENDA

September 14, 2020

DESIGN AND LANDMARKS COMMITTEE

Virtual Meeting (via Zoom)
www.milwaukieoregon.gov

1.0 Call to Order — Procedural Matters

2.0 Meeting Notes – Motion Needed

2.1 August 17, 2020

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: Downtown design review process (continued)
Staff People: Brett Kelter, Associate Planner; Elizabeth Decker, JET Planning
- Test case review

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:

Oct. 5, 2020 Downtown design review (regular meeting)
Oct. 20, 2020 Annual update to City Council
Nov. 2, 2020 Regular meeting

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)

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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
Brett Laurila, Vice Chair
Mary Neustadter
Tracy Orvis
Evan Smiley

Planning Department Staff:

Leila Aman, Acting Planning Manager
Vera Kolas, Senior Planner
Brett Kelter, Associate Planner
Mary Heberling, Assistant Planner
Janine Gates, Assistant Planner
Tempest Blanchard, Administrative Specialist II

**CITY OF MILWAUKIE
DESIGN AND LANDMARKS COMMITTEE
NOTES**

**(virtual meeting via Zoom)
Monday, August 17, 2020
6:30 PM**

COMMITTEE MEMBERS PARTICIPATING

Cynthia Schuster, Chair
Brett Laurila, Vice Chair
Mary Neustadter
Tracy Orvis

STAFF PARTICIPATING

Brett Kelter, Associate Planner (staff liaison)
Denny Egner, Planning Director

OTHERS PARTICIPATING

Elizabeth Decker, JET Planning

MEMBERS ABSENT

Evan Smiley

1.0 Call to Order – Procedural Matters

Chair Cynthia Schuster called the meeting to order at 6:35 p.m.

2.0 Design and Landmarks Committee Notes

2.1 July 20, 2020

Chair Schuster called for any revisions to the meeting notes for the July 20; there were none, and the notes were approved unanimously.

3.0 Information Items

Associate Planner Brett Kelter noted that **Planning Director Denny Egner** was officially retiring at the end of August and would be sorely missed; the group expressed its appreciation and wished him well. **Mr. Egner** reported that approval of the updated Comprehensive Plan by the City Council was anticipated on August 18.

4.0 Audience Participation – None

5.0 Public Meetings – None

6.0 Worksession Items

6.1 Downtown design review process (continued)

Staff People: Brett Kelter, Denny Egner, Elizabeth Decker

Elizabeth Decker again took the lead on the evening's discussion of outstanding questions, noting that the last several meetings had helped address most of the foundational and refinement questions; the focus this evening would be on questions about the guidance piece of the draft code amendments. She pointed out that the current version of the downtown design guidelines expresses many more design concepts than both the existing and proposed design standards in the code, though the sense is that the most essential concepts are represented in the draft amendments. She suggested that the aim of the guidance is to focus more on the desired outcomes of the code rather than specific treatments, which would have the effect of making the code a little more timeless. **Mr. Egner** echoed that perspective, encouraging the group to focus on intent more than on specific numbers.

Chair Schuster asked about the review process, wondering how wide-ranging the discretionary review would be for an applicant that could not meet a standard for a specific design element.

Ms. Decker and **Mr. Egner** indicated that they had an idea for ensuring that the discretion applied to one design element would not affect the overall design where it met the standards for all other design elements. **Chair Schuster** also wondered whether there was a way to ensure that applicants would meet the standards where the design clearly could and not simply opt for discretionary review thinking it would be a way to win approval for an inferior design.

Ms. Decker led the group through the evening's discussion of the proposed guidance, using the discussion guide from the meeting packet to hit on key questions. Key points include the following:

- **Element B (Wall Structure & Building Façade Details)**
 - The guidance should not require tripartite design.
 - The guidance regarding horizontal articulation should be more flexible and open to options. Perhaps add language to suggest that some feature(s) be employed every 25-30 ft to create rhythm.
- **Element C (Exterior Building Materials)**
 - Instead of using the phrase "hierarchy of materials," the guidance should be more flexible and promote compatibility, perhaps pushing for some "logic to the materials."
 - The table of allowable materials does not need to be referenced in the guidance; it is better to allow flexibility, so keep the language about "durable, long-lasting, low-maintenance" materials.
 - Allow for consideration of details about the installation of certain materials (e.g., EIFS or brick veneer).
- **Element E (Doors & Entrance Locations)**
 - The specific guidance about "eyes on the street" (E-3) can be deleted. The more important consideration is people on the street being able to see into a portion of the building, not vice-versa.
 - The guidance for creating separation between the street and building entrances (E-5) does not have to focus on the vertical; other layers of the building could be used for that.
- **Element F (Windows)**
 - The guidance in F-1 to provide a high degree of transparency is fine as is even though it contrasts with the corresponding standard, which focuses more on prohibiting certain non-transparent materials.
 - The intent of F-4 (using window groupings and orientation to create a sense of rhythm and pattern) is to avoid a random-seeming appearance. This is an important outcome, so a corresponding standard needs to be created.
- **Element G (Corners)**
 - There may be some language that could be added to emphasize variety at key corners, while encouraging some consistency. The standards may need to be revised to limit excessive repetition at key Main Street corners. But overall, provide flexibility.

- **Element H (Building Massing & Transitions)**
 - This element could be a point of much discussion in the future, particularly as it relates to the requirement for step-backs. The emphasis should be on ensuring visual access to nearby building occupants.
- **Element J (Roofs & Rooftop Equipment Screening)**
 - For roofline modulation, 50-ft increments may be a more logical figure than a 30-ft distance. And this concept might be better captured in Element H.
- **Element N (Resident Open Space)**
 - In the N-1 phrase, “scaled to maximize usability,” the word “maximize” is problematic. It might be good to establish guidance principles for different types of open space, with an eye on considerations of the overall quantity of space and access to light and air.
- **Element O (Plazas & Usable Open Space)**
 - The list in O-7 is not necessarily a problem, though there may be opportunities to consolidate it somewhat, perhaps with subcategories.
- **Element Q (Outdoor & Exterior Building Lighting)**
 - Points Q-2 and Q-3 do overlap. Q-3 seems redundant and could be deleted, while adjusting Q-2 to emphasize other “architectural” features.

Ms. Decker asked whether any of the group members had other issues or questions they wanted to discuss. **Chair Schuster** asked whether parking garages needed their own standard. **Ms. Decker** suggested that the façade standards of the downtown code and the off-street parking standards probably provided enough oversight. **Mr. Egner** suggested that perhaps a requirement for some glazing or openings might be important for parking garages; **Chair Schuster** noted that garages usually needed to be secured and architecturally screened.

Looking ahead to the next meeting, which would focus on looking at a couple of test cases to see how the current draft would function, **Mr. Kelter** explained that he would provide materials from the recently constructed Axletree and Ledding Library projects. He wondered what might be a good third example, if time allowed. **Chair Schuster** and **Committee Member Tracy Orvis** agreed that some type of infill project might be good to look at, perhaps something from southeast Portland, a tear-down or an add-on to an existing building.

7.0 Other Business/Updates – None

8.0 Design and Landmarks Committee Discussion Items – None

9.0 Forecast for Future Meetings

Sept. 14, 2020	Regular meeting (focus on 2-3 test cases)
Oct. 5, 2020	Regular meeting

Chair Schuster adjourned the meeting at 8:24 p.m.

Respectfully submitted,
Brett Kelter, Associate Planner

Cynthia Schuster, Chair

Proposed Revisions to the Downtown Design Review code

Version for September 14, 2020

List of Design Elements

Subsection 19.508.4 (Building Design)

- A. Site Frontage
- B. Wall Structure & Building Façade Detail
- C. Exterior Building Materials
- D. Façade Transparency
- E. Doors & Entrance Locations
- F. Windows
- G. Corners
- H. Building Massing & Transitions
- I. Weather Protection
- J. Roofs & Rooftop Equipment Screening
- K. Service Areas (Screening)
- ~~L. Green Architecture~~
- ~~M. Pedestrian Circulation~~
- N. Resident Open Space
- O. Plazas & Usable Open Space
- ~~P. Landscaping~~
- Q. Outdoor & Exterior Building Lighting

Proposed—MMC Subsection 19.508.3: Review Process

Two possible review processes are available for downtown review: objective and discretionary. An applicant may choose which process to use. The objective process uses clear objective standards that do not require the use of discretionary decision-making. The discretionary process uses design guidelines that are more discretionary in nature and are intended to provide the applicant with more design flexibility. Regardless of the review process, the applicant must demonstrate how the applicable standards or guidelines are being met.

1. Projects reviewed through the objective 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.
3. A project can be reviewed using only one of the two review processes. However, a project using the discretionary process may demonstrate compliance with the applicable standards for a given element in lieu of compliance with the applicable guidelines provided that the overall project provides a harmonious design consistent with the purpose of all elements. If the review authority finds that the proposed approach to satisfying the discretionary guidelines for select elements may cause inharmonious or conflicting design outcomes, the authority may expand the scope of discretionary review to include other aspects of the design meeting the objective standards.

Downtown Design Review

Element A – Site Frontage

Subsection 19.508.4 (Building Design)

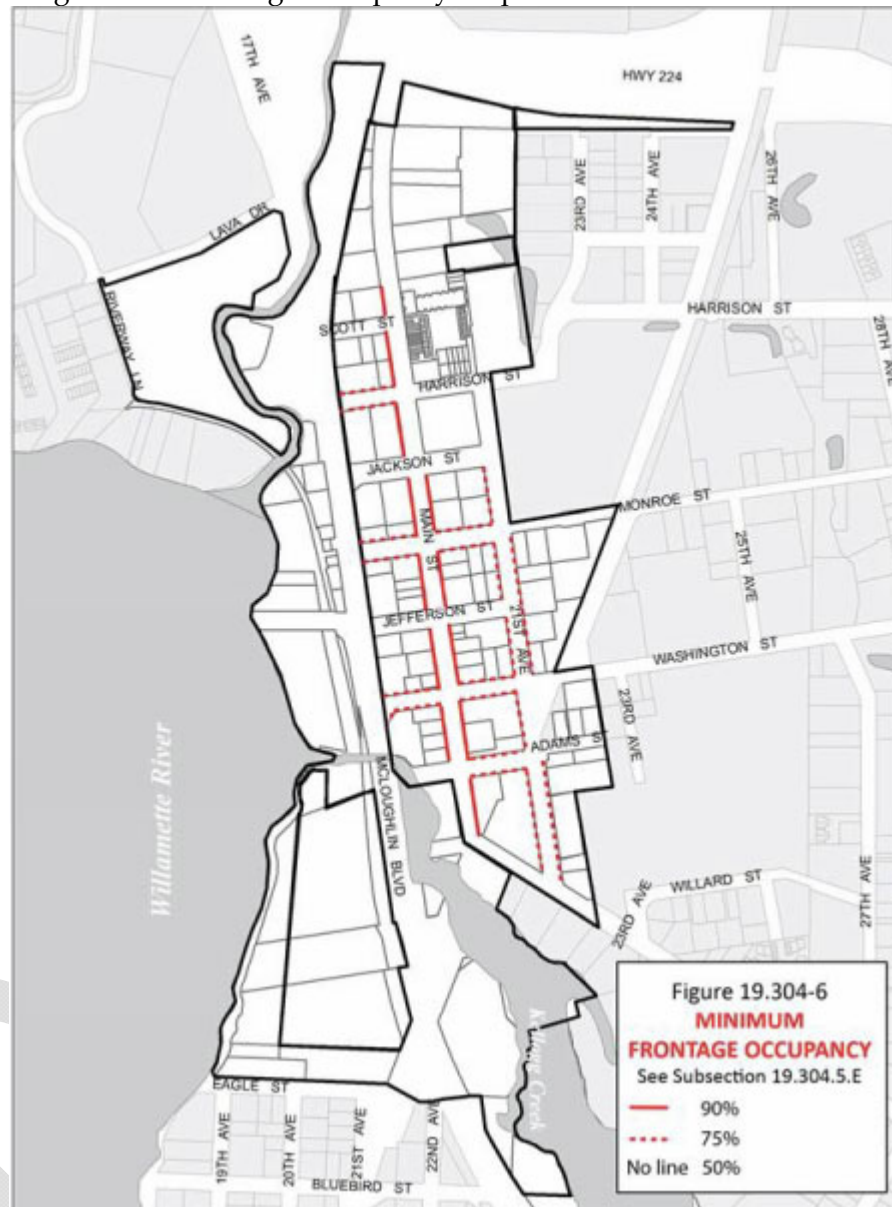
Purpose/Intent

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 St, a minimum of 90% of the site frontage must be occupied by a building or buildings. If the development site has frontage on Main St and another street, the frontage occupancy requirement must be met on Main St only.
 - B. For block faces identified on Figure A-1 that front on Harrison St, Monroe St, Washington St, Adams St, and 21st Ave, 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.

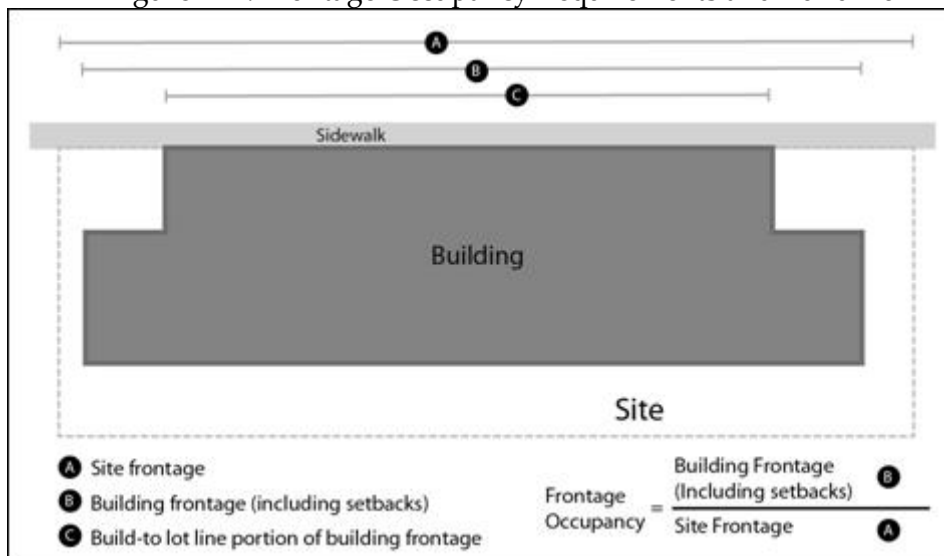
Figure A-1: Frontage Occupancy Requirements and Build-To Line



Revise to show:

- Main St = Set at 75% north of Scott St.
- Jackson St = Set at 75% west of Main St.
- Jefferson St = Set at 75% on both sides of Main St.
- Consult with City Hall repurposing committee to identify appropriate percentages for the City Hall block, if any, or leave as is without additional requirements.

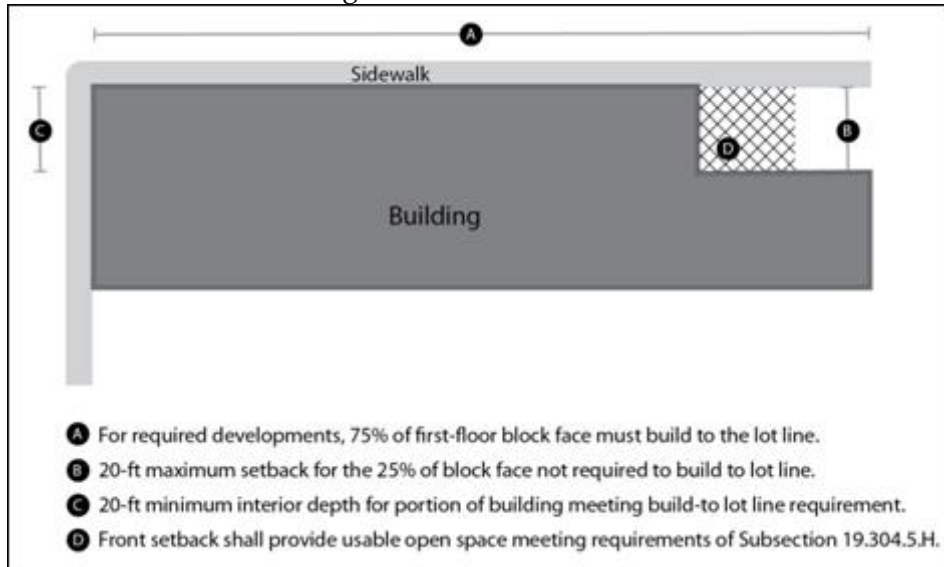
Figure A-2: Frontage Occupancy Requirements and Build-To Line



2. Street Setbacks / Build-To Lines

- For those block faces identified on Figure 19.304-5, 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 O (Plazas & Usable Open Space).
- For other block faces, there is no build-to-line requirement and the maximum setback shall be 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 O (Plazas & Usable Open Space).
- 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.

Figure: First-Floor Build-To Lines



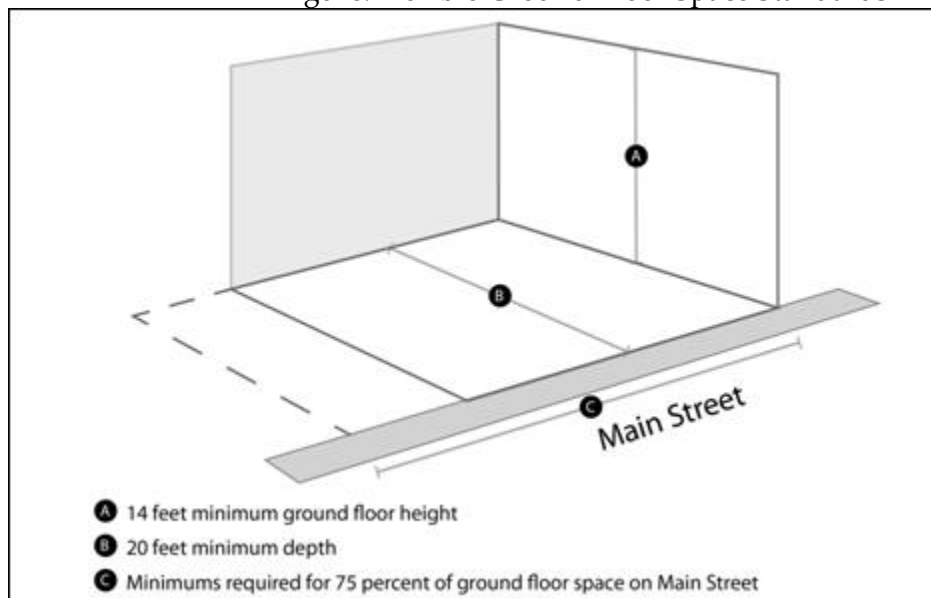
D. The Downtown Mixed Use (DMU) zone is exempt from the clear vision area requirements of Chapter 12.24, with the exception of driveway and street intersections with McLoughlin Blvd.

3. Active Ground Floor Space

For new buildings fronting Main St, 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 St must be at least 20 ft deep, as measured from the inside building wall or windows facing Main St.

Figure: Flexible Ground-Floor Space Standards



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 O (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 St. High ground-floor heights and adequate depths should provide flexible interior spaces for active uses.

Notes on Figures

- *Revisions to First-floor build-to lines diagram (Figure 19.304-5)*
 - *Include all block faces downtown, including on McLoughlin Blvd but not the block of Lake Rd/Main St between 21st Ave and Main St (under trestle) or Eagle St adjacent to the sewage treatment plant.*

- *[Note: The wastewater treatment plant is separated from the McLoughlin Blvd right-of-way by the Trolley Trail. How to make the requirements apply to that property?]*
- *Revisions to Minimum frontage occupancy diagram (Figure 19.304-6)*
 - *Main St = Set at 75% north of Scott St.*
 - *Jackson St = Set at 75% west of Main St.*
 - *Jefferson St = Set at 75% on both sides of Main St.*
 - *Scott St = Leave at 50% west of Main St.*
 - *[Note: The wastewater treatment plant is separated from the McLoughlin Blvd 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 19.304.5.D.2.b(1&3))*
- *Keep graphic on flexible ground-floor space standards (Figure 19.304.5.C.2), increase minimum ground floor height to 15 ft.*
- *Keep graphic on frontage occupancy requirements and build-to line (Figure 19.304.5.E.2)*
- *Keep graphic on frontage occupancy requirements (Figure 19.304.5.E.2.a-c)*

Downtown Design Review

Element B – Wall Structure & Building Façade Details

Subsection 19.508.4 (Building Design)

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.
- 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*

DRAFT

Downtown Design Review

Element C – Exterior Building Materials

Subsection 19.508.4 (Building Design)

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 Director 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 N = Prohibited	
Material Type	Ground Floor (1 st story down to sidewalk)	Upper Floors
Brick or brick veneer	P	P
Brick veneer less than xx inches thick	P-R	P-R
Architectural concrete block or veneer	P	S
Architectural concrete veneer less than xx inches thick	P-R	S-R
Natural concrete block or veneer (with finish)	P	P
Natural concrete veneer less than xx inches thick	P-R	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)*

Downtown Design Review

Element D – Façade Transparency

Subsection 19.508.4 (Building Design)

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 St, 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. 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)*

Downtown Design Review

Element E – Doors & Entrance Locations

Subsection 19.508.4 (Building Design)

Purpose/Intent

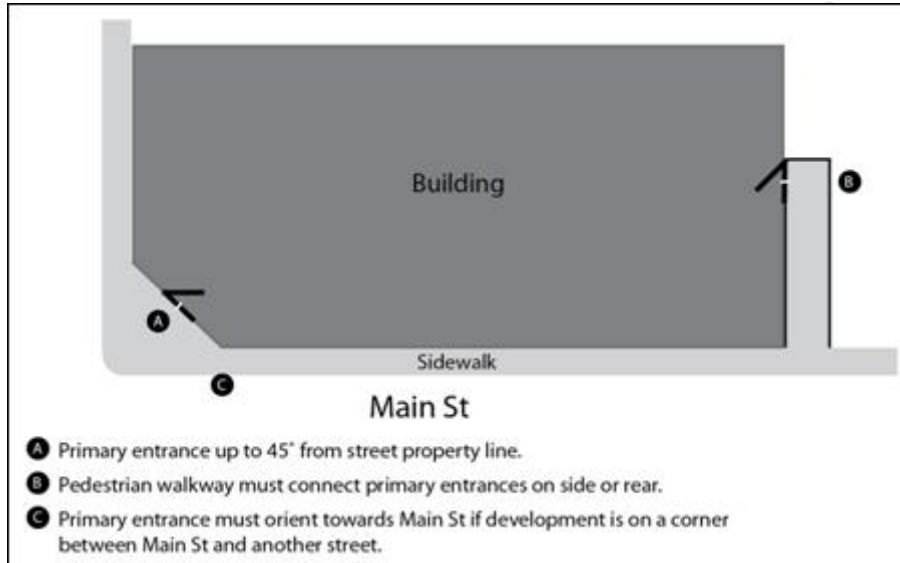
To create pedestrian-friendly development by providing building entrances that are oriented to the sidewalk or other public space and connected with clearly marked pedestrian walkways.

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 St, the primary entrance must be oriented to Main St or the corner of the two streets, even if the other frontage is along a transit street.
 - D. For lots without frontage on Main St 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 O. 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 Q, 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: 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 St 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). Delete Point C about Main St orientation to allow either corner or Main St orientation.*

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Downtown Design Review

Element F – Windows

Subsection 19.508.4 (Building Design)

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)*

Downtown Design Review

Element G – Corners

Subsection 19.508.4 (Building Design)

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 St 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.

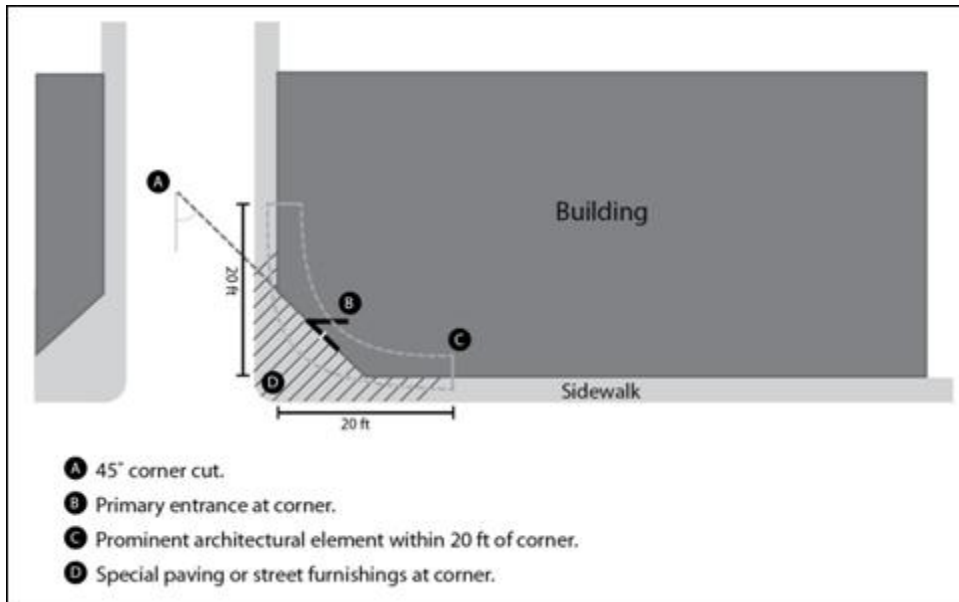
Guidance

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: Corner Standards



Downtown Design Review

Element H – Building Massing and Transitions

Subsection 19.508.4 (Building Design)

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

- A. For any street-facing portion of the building above the base maximum height as identified in Figure 19.304-4, buildings must include either:
 - 1) A stepback of at least 6 ft along at least 50% of the street-facing portion of the building; or
 - 2) 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 Director, 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 Harrison St and 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 create 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.

Downtown Design Review

Element I – Weather Protection

Subsection 19.508.4 (Building Design)

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 xxx feet (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 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.

Definitions in 19.201

Add: "Marquee" means a permanent, flat or low-sloped roof 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.

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.

Notes on Figures

- *In 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.*

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Downtown Design Review

Element J – Roofs & Rooftop Equipment Screening

Subsection 19.508.4 (Building Design)

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 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 if needed.*

Downtown Design Review

Element K – Service Areas (Screening)

Subsection 19.508.4 (Building Design)

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 St, 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)*

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Downtown Design Review

Element L – Green Architecture

Subsection 19.508.4 (Building Design)

Note: Element content deleted; future content to be developed later as part of overall code update around green building and implementation of the Climate Action Plan.

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Downtown Design Review

Element M – Pedestrian Circulation

Subsection 19.508.4 (Building Design)

Note: Element deleted and existing code standards for on-site walkways and circulation in 19.504.9.

DRAFT

Downtown Design Review

Element N – Resident Open Spaces

Subsection 19.508.4 (Building Design)

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 private and common open space standards in 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 Q – Outdoor & 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 1 window and 1 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)

Downtown Design Review

Element O – Plazas & Usable Open Space

Subsection 19.508.4 (Building Design)

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.

1. Where any building wall abuts an open space, the wall must include at least 1 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 Milwaukee Native Plant List are prohibited.
5. Open spaces must provide at least 3 ft of seating area (e.g., bench, ledge, etc.) or 1 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 Q – 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 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)*

Downtown Design Review

Element P – Landscaping

Subsection 19.508.4 (Building Design)

Note: The principles of this element have been incorporated into the two Open Space elements instead. No specific landscaping element is recommended given that there is no minimum landscaping requirement in the DMU.

DRAFT

Downtown Design Review

Element Q – Outdoor & Exterior Building Lighting

Subsection 19.508.4 (Building Design)

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 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 N 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 O 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

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 preventi

- A. 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.

- B. 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.
- C. Flashing or strobe lights, fluorescent tube lights, and security spotlights are discouraged from use on the exterior of downtown buildings.

Application Requirements in 19.907.4 (Downtown Design Review)

Add to list of required application materials: Site lighting plans including photometric lighting plan, including location, type and design of proposed lighting fixtures.

Notes on Figures

- *(none)*

Downtown Design Review

Design Issue—Parking Area Screening

Subsection 19.508.4 (Building Design)

Note: Rather than create a new element specific to parking lot screening, revise existing screening requirements in the Parking Area Design and Landscaping section of the code.

19.606.2.C Parking Area Landscaping

C. Perimeter Landscaping

The perimeter landscaping of parking areas shall meet the following standards which are illustrated in Figure 19.606.2.C.

1. Dimensions: Minimum width of perimeter landscaping in downtown zones is 4 ft between lot line and abutting right-of-way, 0 ft along lot line abutting another property.
2. Planting Requirements
 - a. Landscaping requirements for perimeter buffer areas shall include one tree planted per 30 lineal ft of landscaped buffer area. Where the calculation of the number of trees does not result in a whole number, the result shall be rounded up to the next whole number. Trees shall be planted at evenly spaced intervals along the perimeter buffer to the greatest extent practicable. The remainder of the buffer area shall be grass, ground cover, mulch, shrubs, trees, or other landscape treatment other than concrete and pavement.
 - b. In addition to the above standards, perimeter buffer areas in downtown zones shall have a continuous visual screen in the landscape perimeter area that abuts the right-of-way. The screen must be opaque throughout the year from 1 to 4 ft above ground to adequately screen vehicle lights. These standards must be met at the time of planting. Examples of acceptable visual screens are a fence or wall, an earth berm with plantings, and other plantings of trees and shrubs.

Alternative: Revise downtown perimeter landscaping requirements in 19.606.2 to refer to specific standards and guidance to be inserted into Element K, Service Areas (Screening). Screening standards could include higher walls and/or vegetated buffers.

Evaluation Sheet

Test Case for Downtown Design Review

Test Case 1—Axletree (Project Galaxy), 2036 SE Washington St

Design Element	Standards	Comments/Questions
A. Site Frontage		
	1. Frontage Occupancy	
	2. Street Setbacks / Build-To Lines	
	3. Active Ground Floor Space	
B. Wall Structure & Building Façade Detail	<i>(Applies to nonresidential and mixed-use buildings)</i>	
	1-A. Vertical Articulation	
	1-B. Horizontal Articulation	
C. Exterior Building Materials		
	1. New Buildings	
	2. Existing Buildings	

D. Façade Transparency		
	1. General Standards	
	2. Nonresidential and Mixed-Use Buildings	
	3. Residential-Only Buildings	
E. Doors & Entrance Locations		
F. Windows		
	1. General Standards	
	2. Prohibited Window Elements	
	3. Window Placement and Proportion	
	4. Modification/expansion of existing buildings	

G. Corners	<i>(Applies to nonresidential and mixed-use buildings)</i>	
H. Building Massing & Transitions		
	1. Building Massing	
	2. Building Façade Height Variation	
	3. Building Transitions	
I. Weather Protection		
	1. Minimum Weather Protection Coverage	
	2. Weather Protection Materials, Design, and Details	
J. Roofs & Rooftop Equipment Screening		
	1. Rooftop Design	
	2. Rooftop Equipment Screening	

K. Service Areas (Screening)		
L. Green Architecture		
M. Pedestrian Circulation		
N. Resident Open Space	<i>(Applies only to mixed-use buildings & residential-only multifamily buildings w/ more than 4 units)</i>	
	2. Minimum open space per unit (50 sq ft)	
	3. Private Open Space	
	4. Common Open Space	
O. Plazas & Usable Open Space		
P. Landscaping		
Q. Outdoor & Exterior Building Lighting		

Memorandum



Date 06/02/2017
Project Name Project Galaxy Milwaukie
Subject Type III Downtown Design Review Application

LAND USE REVIEWS REQUESTED

- Type III downtown design review
- Type III variance
 - Variance from the MMC 19.304.5.B.2.d requirement for a 6-foot step back for a street-facing portion of the building...
 - Variance from the access spacing standards in MMC 12.16.040.C.4.c.

PROJECT GALAXY NARRATIVE

Project Galaxy is a new 5 story mixed-use Transit Oriented Development in downtown Milwaukie. The project is located on the present location of Bernard's Garage at 2036 SE Washington Street. The 25,523 SF "L" shaped lot is bounded by SE Washington Street to the north, SE Main Street to the west, and SE 21st Ave to the east. The Milwaukie/Main Street orange line Max station is located 1 block to the south near SE 21st Ave and SE Adams Street. Currently Bloom garden supply is located to the south of the property. Project Galaxy will be a highly sustainable project that is pursuing a Green Globes certification.

Project Galaxy will provide 109 market rate apartments ranging from studios, 1 bedroom lofts, traditional 1 bedrooms units, and 2 bedroom units on levels 2-5. The ground floor will provide 8,800 sf of retail/commercial space fronting SE 21st Ave and SE Main Street. The residential lobby will face east towards SE 21st Ave to be convenient to the max stop. Parking is accessed midblock on SE Washington Street and 78 mechanical parking spaces will be provided for the building residents. Bike parking will also be located adjacent to the vehicular parking. The ground floor will be built property line tight on all sides to reinforce its urban location.

The residential floors on levels 2-5 will be in an "L" shaped configuration with the wings aligning with SE 21st Ave and SE Washington Street. An occupied rooftop will be provided on level 2 on top of the concrete podium below. A common room and fitness room will have access out onto the roof terrace. There will also be private residential patios on this podium roof as well as storm-water planters to treat water collected on the roof. Some residential units will also have outdoor balconies.

The building exterior will be designed to promote permanence and quality as well as comply with the Milwaukie Downtown Design Guidelines. The facades have a tripartite façade division of base, middle, and top with an

overhanging cornice. The exterior is designed to convey a contemporary northwest style of architecture with a brick base, fiber cement clad body (middle), and cedar siding at the top and on the bay windows. The building is deliberately asymmetrical to convey that this is an inviting residential building meant for modern living in the urban environment. The 5th floor is differentiated to reduce its overall perceived height to be compatible with the Milwaukie downtown scale.

Project Galaxy is designed to be a model for sustainable transit oriented mixed use infill projects in downtown Milwaukie.

1. BASE ZONE STANDARDS

19.304 DOWNTOWN ZONES COMPLIANCE

19.304.5A

FAR 4:1, bonus for structured parking (.5 SF of additional FAR for every 1 SF of structured parking)

Complies. Site area is 25,523 SF. Base FAR allowable is 102,092 SF. We provide 10,000 SF of structured parking for a bonus of 5,000 SF. Total FAR allowable is then 107,692. Actual Project FAR is 103,146 SF, below the maximum allowable.

19.304.5B

HEIGHT: 3 stories and 45' base height (both together, not either-or)
Height bonus of 2 stories (5 max) and 24' (57' max) if you do achieve a minimum of 2 incentive bonuses listed

- 25% of gross area in residential
- Lodging
- Green building certification
- Building height variance (Type III process)

Complies. Height is 57'. 12' height bonus achieved through bonus a. An additional story is achieved through bonus c. green building (Green Globes certification)

19.304.5B2d

Requires a 6' setback for any street facing portion of the building that is above the base maximum height. The 6' top floor setback can also be modified through a Type III variance.

Per 19.304.8 we are seeking a variance from this standard. See variance application narrative

19.304.5C2b1

14' minimum clear ceiling at level 1 on Main Street

Complies.

19.304.5C2b2

Interior area adjacent to main street 20' deep minimum

Complies.

19.304.5D2b

Street setbacks/build to lines

Complies.

19.304.5E

Frontage occupancy

Complies.

19.304.5F

Primary Entrance Standards. If a development is on the corner of Main street and another street, the main entrance shall be oriented towards Main street (or can be 45 degrees at corner). Retail entrances also meet this requirement.

Complies.

19.304.5G

Off Street Parking

Off street parking required per 19.600. 1 space per dwelling unit (800 sf or less). 1.25 spaces per dwelling unit (over 800 sf)

Complies. 8 units over 800 SF=10 stalls required. 101 units less than 800 SF=101 stalls required. (111 total required).

- 25% reduction for proximity to public transit= 27 stall reduction
- 10% reduction for additional bicycle parking=11 stall reduction
- 30% maximum reduction in the downtown mixed use zone =33 stall reduction max
- 111-33=78 stalls required, 78 stalls provided in mechanical parking

2. OVERLAY ZONE STANDARDS

19.508 DOWNTOWN SITE AND BUILDING DESIGN STANDARDS

Not applicable in Type III design review

MILWAUKIE DOWNTOWN DESIGN GUIDELINES

1. Milwaukie Character Guidelines

These guidelines address Milwaukie's unique "sense of place," its special quality and personality. People's image of Milwaukie is that of an All-American riverfront town which is hospitable and family oriented. The guidelines address what gives Milwaukie this feeling, this "character" as a unique collection of spaces and buildings, not simply a group of individual projects that could be anywhere. The Milwaukie Character Guidelines consist of the following sections:

• Reinforce Milwaukie's Sense of Place

Project Galaxy reinforces Milwaukie Character through:

- Active retail storefront at all street frontages
- Use of natural stained cedar siding to reinforce Milwaukie's rich heritage of tree horticulture
- Use of a ground floor mural that reflects Milwaukie heritage and character on SE Washington Street
- Views oriented to the riverfront

- Small town urban character
- **Integrate the Environment**
Project Galaxy integrates the environment through:
 - Views oriented to the riverfront
 - Second floor podium roof is an occupied terrace with patios and storm-water gardens overlooking the river
 - All parking located inside the building
 - Green building certification
- **Promote Linkages to Horticultural Heritage**
Project Galaxy promotes linkages to Horticultural Heritage through:
 - Use of natural stained cedar siding to reinforce Milwaukie's rich heritage of tree horticulture
 - Use of a ground floor mural that reflects Milwaukie heritage and character on SE Washington Street
 - Use of dogwoods and flowering ornamental trees at the sidewalk and podium level of the building
- **Establish or Strengthen Gateways**
Project Galaxy strengthens gateways through:
 - Strong architectural features at both primary building gateways (NE and NW corners) with shadowbox cantilever form with cedar siding infill and staggered windows
 - Retail/commercial anchors both primary building gateways (NE and NW corners)
- **Consider View Opportunities**
Project Galaxy maximizes view opportunities through:
 - Building organized to maximize residential units with river views
 - Second floor podium roof is an occupied terrace with patios and storm-water gardens overlooking the river
- **Consider Context**
Project Galaxy enhances the Milwaukie Context through:
 - The facades have a tripartite façade division of base, middle, and top with an overhanging cornice like established neighbors
 - Brick base establishes the pedestrian scale like established neighbors
- **Promote Compatibility**
Project Galaxy promotes compatibility through:
 - The facades have a tripartite façade division of base, middle, and top with an overhanging cornice like established neighbors
 - Brick base establishes the pedestrian scale like established neighbors
 - The 5th floor is differentiated to reduce its overall perceived height to be compatible with the Milwaukie downtown scale
- **Preserve Historic Buildings**
Not applicable

- **Use Architectural Contrast Wisely**

Project Galaxy promotes wise contrast through:

- The facades have a tripartite façade division of base, middle, and top with an overhanging cornice like established neighbors (compatibility)
- Brick base establishes the pedestrian scale like established neighbors (compatibility)
- The 5th floor is differentiated to reduce its overall perceived height to be compatible with the Milwaukie downtown scale (compatibility)
- The building is clearly the largest building downtown. The building is deliberately asymmetrical to convey that this is an inviting residential building meant for modern living in the urban environment

- **Integrate Art**

Project Galaxy integrates art through:

- Use of a ground floor mural that reflects Milwaukie heritage and character on SE Washington Street

2. Pedestrian Emphasis Guidelines

In Downtown Milwaukie, the pedestrian is the priority. These guidelines address the ways in which buildings and spaces may be designed to create a convenient, comfortable, human-scaled environment that people will want to be in.

The Pedestrian Emphasis Guidelines include the following:

- **Reinforce and Enhance the Pedestrian System**

Project Galaxy reinforces the pedestrian system through:

- Active retail storefront at all street frontages
- New sidewalks all frontages
- All parking located inside the building
- All trash rooms are inside the building
- All utilities are in sidewalk vaults or inside the building
- All street frontage have canopies to protect the pedestrian
- Glass overhead garage doors open up retail shops onto Main Street and the future framers market

- **Define the Pedestrian Environment**

Project Galaxy provides human scale to pedestrian system through:

- Active retail storefront at all street frontages with large storefront windows
- Walls have brick masonry piers at comfortable bays
- All street frontage have canopies to protect the pedestrian
- Use of a ground floor mural that reflects Milwaukie heritage and character on SE Washington Street

- **Protect the Pedestrian from the Elements**

Project Galaxy protects the pedestrian system through:

- All street frontage have fixed canopies to protect the pedestrian

- **Provide Places for Stopping and Viewing**

Project Galaxy provides places to stop and visit in the pedestrian system through:

- Active retail storefront at all street frontages with large storefront windows
 - Setbacks at all building entrances
 - All street frontage have fixed canopies to protect the pedestrian
 - Project Galaxy is predominantly property line tight at all frontages to reinforce the urban character of this location
- Create Successful Outdoor Spaces
Project Galaxy creates successful outdoor spaces through:
 - Building organized to maximize residential units with river views and to optimize southern exposure
 - Second floor podium roof is an occupied terrace with patios and storm-water gardens overlooking the river
 - Integrate Barrier-Free Design
All building entrances and features are accessible

3. **Architecture Guidelines**

The Architecture Guidelines promote quality development while reinforcing the individuality and spirit of Milwaukie. The guidelines promote architectural types indigenous to Milwaukie and/or the Northwest. Buildings in Milwaukie should seem to be “at home” there, reflecting its character and heritage, suiting its climate, landscape and downtown street grid. Within each downtown planning area, building proposals must consider and respond to selected requirements from the following architectural criteria:

- Corner Doors

Project Galaxy creates successful entrances through:

- Retail/commercial anchors both primary building corners (NE and NW corners) with corner entrances
- Doors are of storefront glass

- Retail and Commercial Doors

Project Galaxy creates successful entrances through:

- Large glass storefront doors at all retail entrances
- All doors are double doors
- All doors have transom lights and side lights
- Glass overhead garage doors open up retail shops onto Main Street and the future framers market

- Residential Doors

Not applicable

- Wall Materials

Project Galaxy promotes permanence through:

- The exterior is designed to convey a contemporary northwest style of architecture with a brick base, fiber cement clad middle, and cedar siding at the top and on the bay windows

- Wall Structure

Project Galaxy provides scale defining devices through:

- The facades have a tripartite façade division of base, middle, and top with an overhanging cornice like established neighbors (compatibility)
- Brick base establishes the pedestrian scale like established neighbors
- The 5th floor is differentiated to reduce its overall perceived height to be compatible with the Milwaukie downtown scale
- Vertical stacking of windows, piers, and bay windows

• Retail Windows

Project Galaxy creates successful retail windows through:

- Large glass storefront windows at all retail locations
- All doors are double doors
- All doors have transom lights and side lights
- All retail locations have canopies

• Residential Bay Windows

Project Galaxy creates incorporates bay windows:

- Residential bay windows extending from level 2-5 occur on every building elevation
- All bay windows are clad in cedar siding

• Silhouette and Roofline

Project Galaxy creates interest and detail in Silhouette and Roofline through:

- Residential bay windows extending from level 2-5 occur on every building elevation
- Continuous cornice overhang at the roof line
- The 5th floor is differentiated to reduce its overall perceived height to be compatible with the Milwaukie downtown scale

• Rooftops

Project Galaxy integrates and uses rooftops through:

- Second floor podium roof is an occupied terrace with patios and storm-water gardens overlooking the river

• Green Architecture

Project Galaxy promotes green architecture through:

- Green building certification (Green Globes)
- Maximizes natural light
- High performance envelope
- Recycled and low VOC materials
- Storm-water gardens on level 2
- Energy efficient lighting, appliances, and HVAC systems

• Building Security

Project Galaxy creates a safe environment through:

- Eyes on the street at all street frontages (retail or building lobby)
- Parking and loading are inside the buildings
- After hours all entrances will have card reader secure entries
- No security gates are provided

- Parking Structures

Project Galaxy integrates parking through:

- All parking is located inside the building in a mechanized parking system and is not visible to the public

4. Lighting Guidelines

Lighting should not only provide nighttime security, but also encourage nighttime patronage of businesses and restaurants. Lighting should create an atmosphere of festivity and activity - especially where special elements or places are concerned. Utilitarian application of glaring, offensively colored lights is not appropriate for downtown. Each development proposal must consider and respond to selected requirements from the following lighting criteria:

- Exterior Building Lighting

All exterior lighting is integral to the façade composition

- Parking Lot Lighting

Not applicable. All parking is inside the building

- Landscape Lighting

Lighting is used to highlight street trees and second floor podium landscaping

- Sign Lighting

Not applicable. Signage is not part of this application

5. Sign Guidelines

Signs should make it easy to locate and identify businesses as well as providing other information relevant to getting around and doing business in downtown; however, signs should never overwhelm either buildings or landscape. Moreover, signs should provide information in a highly graphic format that is complementary to downtown architecture. Tasteful logos, symbols and graphics are encouraged. A strong pedestrian orientation should be encouraged for all signs. Development proposals must consider and respond to selected requirements from the following sign criteria:

Not applicable. Signage is not part of this application

- Wall Signs
- Hanging or Projecting Signs
- Window Signs
- Awning Signs
- Information and Guide Signs
- Kiosks and Monument Signs
- Temporary Signs











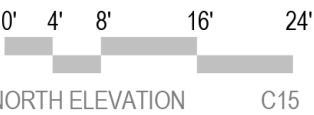


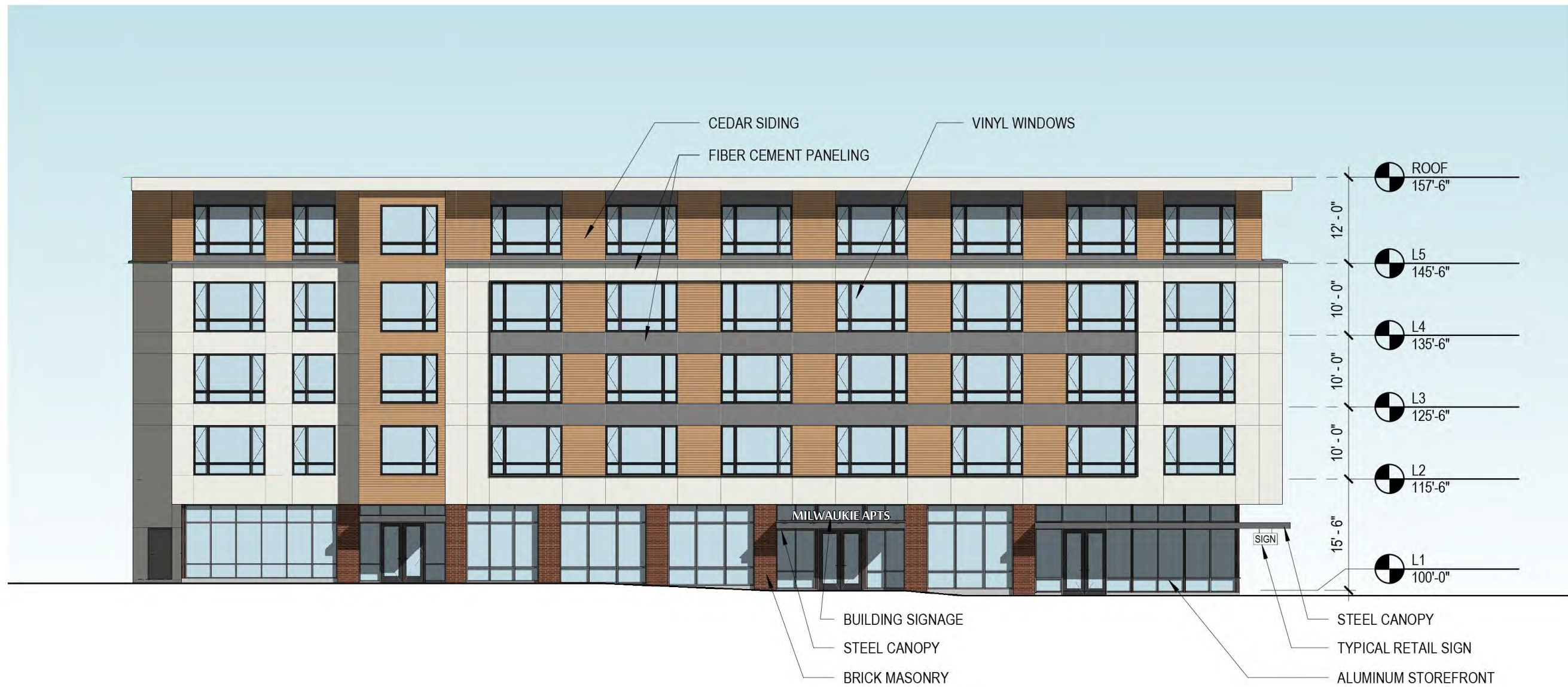
NORTH ELEVATION - WINDOW AREA CALCULATIONS:

LEVELS 2-5 WALL AREA - 9,439 SF (100%)
WINDOW AREA - 3,416 SF (36%)

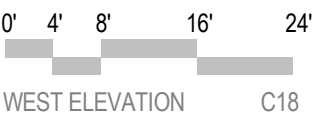
GROUND FLOOR WALL AREA - 3,064 SF (100%)
STOREFRONT AREA - 1,371 SF (45%)

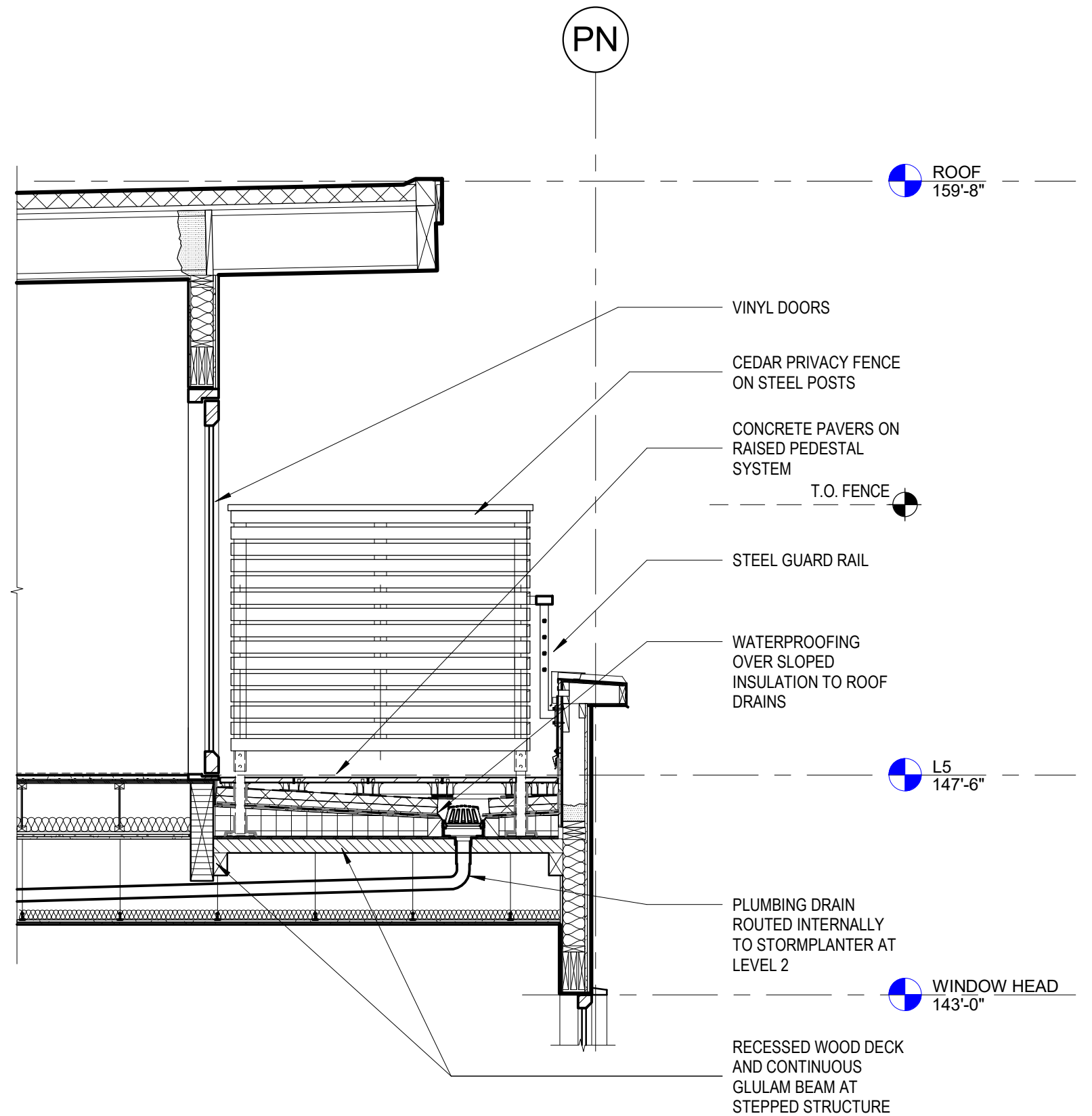
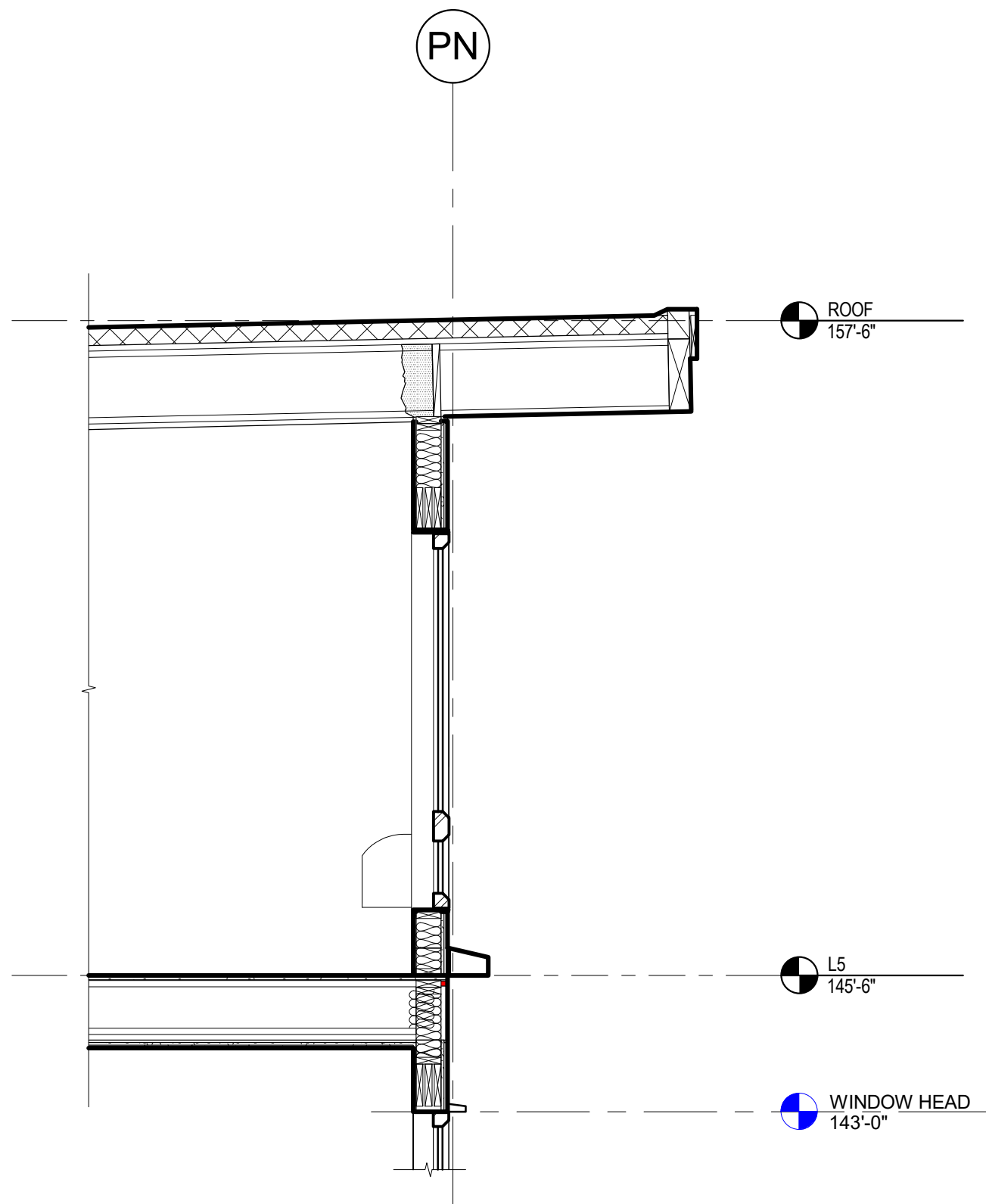












1 WALL SECTION - NO SETBACK
3/8" = 1'-0"

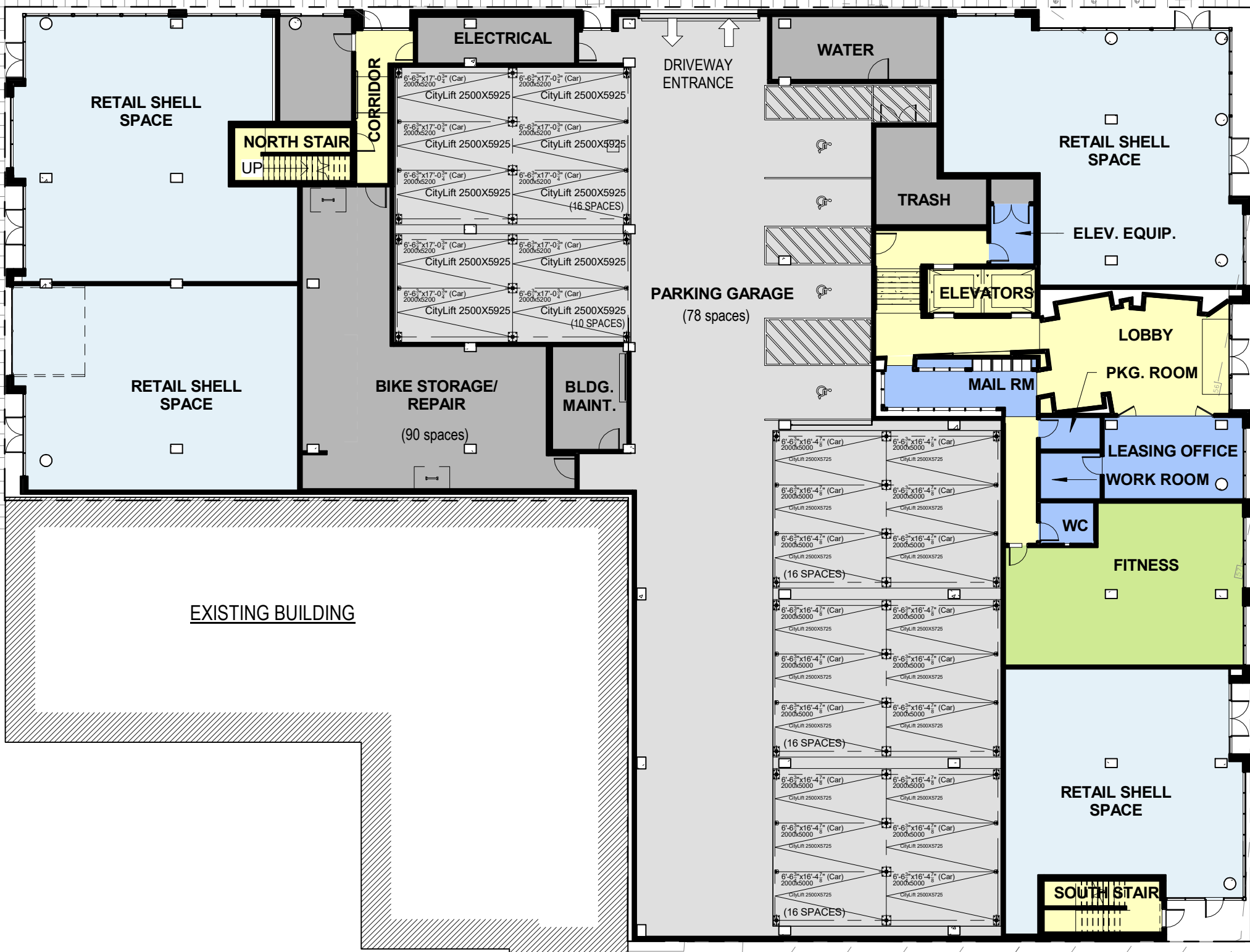
2 WALL SECTION - 4 FT SETBACK
3/8" = 1'-0"

SE WASHINGTON STREET

RELOCATED BUS SHELTER

SE MAIN STREET

SE 21ST STREET



EXISTING BUILDING







Evaluation Sheet

Test Case for Downtown Design Review

Test Case 1—Axletree (Project Galaxy), 2036 SE Washington St

Design Element	Staff Notes
A. Site Frontage	
1. Frontage Occupancy	Needs 90% frontage on Main St and 75% frontage on Washington St and 21 st Ave. <i>The proposal provides 100% frontage on all three streets. This standard appears to be met.</i>
2. Street Setbacks / Build-To Lines	All three sides of building are required to have at least 75% of the frontage length with a 0-ft setback and the other 25% of the frontage length with a maximum setback of 20 ft. <i>I may be misreading the floor plan for level 1, but it appears that only about 45% of the Main St frontage of the building has a 0-ft setback and only 56% percent of the Adams St frontage does. The Washington St frontage appears to have approximately 76% at a 0-ft setback. Applicant needs to address guidelines.</i>
3. Active Ground Floor Space	At least 75% of the ground-floor height of the Main St frontage must be at least 15 ft in height, with at least 75% of the interior floor area adjacent to Main St at least 20 ft deep. <i>According to the west elevation sheet in the plan set, the entire ground floor of the Main St frontage appears to be just over 15 ft in height, with an interior floor area depth of well over 20 ft. This standard appears to be met.</i>
B. Wall Structure & Building Façade Detail (Applies to nonresidential and mixed-use buildings)	
1-A. Vertical Articulation	Base = A minimum of the first 2 ft above grade must be constructed of brick, stone, or concrete. Middle = Between top of ground floor and bottom of top floor, provide at least one design element. Top = Provide a cornice or wall cap or a pitched or overhang roof. <i>Base incorporates brick; middle includes material change to fiber cement paneling and shadowbox element; top includes roof overhang. This standard appears to be met.</i>

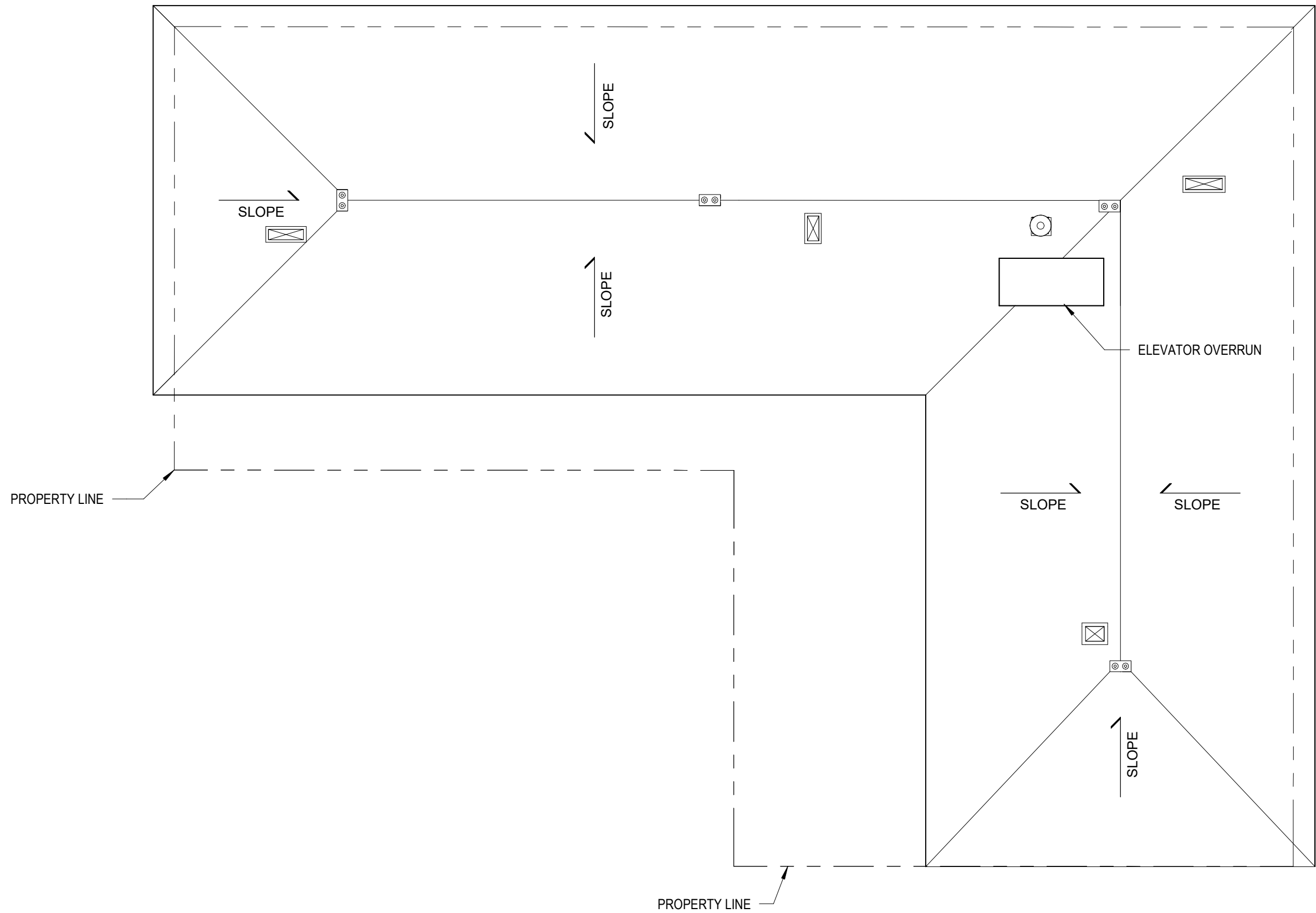
1-B. Horizontal Articulation	Street-facing façade must create a sense of rhythm and variation by using certain elements, and horizontal datum lines must line up with adjacent façades if applicable. <i>Base includes brick column design repeated horizontally; upper floors utilize shadowboxes and other projected features, with windows. The only adjacent building is a one-story structure to the south and west, but it's not clear whether the horizontal datum lines line up. Applicant may need to address guidelines.</i>
C. Exterior Building Materials	
1. New Buildings	Primary materials on 90% of ground floor; on 65% of upper floors (w/ max of 35% secondary and/or 10% accent materials). <i>Ground-floor materials include nearly 100% brick and glazing; upper floors comprised of cedar siding and fiber-cement paneling. Wood siding is not a primary material for upper floors. Applicant needs to address guidelines.</i>
2. Existing Buildings	Not applicable.
D. Façade Transparency	
1. General Standards	(Clarification of terms—no specific standards per se here.)
2. Nonresidential and Mixed-Use Buildings	For ground floor, the Main St façade must be at least 50% glazing, with a minimum of 40% glazing on other block faces. For upper floors, all façades must provide at least 30% glazing. <i>All façades at all levels appear to provide well over the minimum amount of required glazing, except along the Washington St façade at ground level and a section of the Adams St façade, where art murals are proposed. Applicant needs to address guidelines.</i>
3. Residential-Only Buildings	Not applicable.
E. Doors & Entrance Locations	
	For projects with more than one street frontage, including frontage on Main St, the primary entrance must be oriented to Main St or the corner. Washington St and 21st Ave are transit streets—21st Ave may be the “higher quality transit street” because of light rail. Primary entrances for mixed-use buildings must be clearly distinguished and must have glazing for 75% or more of the entrance door area. Entrances must be illuminated consistent with Element Q.

	<i>Main St storefronts have their own entrances, primarily glass doors. Multiple storefront entrances on 21st Ave, including lobby entrance for apartments, also glass doors. May not be sufficient information provided to evaluate entrance illumination. This standard appears to be met, but some uncertainty about lighting.</i>
F. Windows	
1. General Standards	Provide shadowing with recesses or trim; approved materials; limit on spandrel glass. <i>Unclear from materials if windows are sufficiently recessed, and they do not appear to include trim. Applicant may need to address guidelines.</i>
2. Prohibited Window Elements	<i>No prohibited elements appear to be part of this proposal. This standard appears to be met.</i>
3. Window Placement and Proportion	Each window must share the same width or height as another on the same façade, or the top or bottom edge of each window must align with the top or bottom edge of another window on the same façade. <i>All windows appear to be of similar dimensions and orientations as other similar windows on the same façade. This standard appears to be met.</i>
4. Modification/expansion of existing buildings	Not applicable.
G. Corners <i>(Applies to nonresidential and mixed-use buildings)</i>	
	The proposal must incorporate at least two of the list of eligible features. <i>The site includes two street corners (Washington St & 21st Ave and Main St & Washington St). The project includes a steel canopy wrapping around both corners, but it is not clear that a second feature is provided for either corner. (No building entrances are proposed within 5 ft of either corner.) Applicant may need to address guidelines.</i>
H. Building Massing & Transitions	

1. Building Massing	For any street-facing portion of the building above the base maximum height (3 stories, in this case), include either a minimum 6-ft stepback or minimum 6-ft-deep balconies for at least 50% of the façade length. <i>The project is a five-story building that is taking advantage of the height bonuses allowed to get two extra stories (green building and residential use). However, no stepbacks and very few balconies are proposed along any of the three street-facing façades. Applicant needs to address guidelines.</i>
2. Building Façade Height Variation	Provide at least one variation in height along the street-facing façade for every 50-ft interval. <i>Shadowbox elements are provided along the street-facing façades that appear to meet this standard. This standard appears to be met.</i>
3. Building Transitions	Not applicable.
I. Weather Protection	
1. Minimum Weather Protection Coverage	Protect all building entries from the weather, with 4-ft minimum extension at least 8 ft above grade. Provide weather protection along at least 50% of the ground-floor elevations where abutting a sidewalk. <i>Assuming that the steel canopies shown on various elevations do meet the minimum dimensional standards for extension and clearance, it appears that only the Main St façade may meet the 50% coverage standard. Applicant needs to address guidelines.</i>
2. Weather Protection Materials, Design, and Details	Canopies must be constructed of rigid plastic, metal, glass, or similar material. Canopies must be attached directly over doors or windows, may not exceed the width of the associated entry or window, and may not extend over more than one storefront opening. Canopies may not be illuminated from below or internally. Any signage must be consistent with the sign code. <i>The proposed canopies are steel and appear to be attached directly over windows (rather than higher up on the brick), though additional windows appear above the canopies. No information was provided about illumination, but the sample signage shown appears to be approvable (signs hung beneath canopies or awnings cannot be larger than one square foot per one lineal foot of canopy/awning length). This standard appears to be met (unless the code language is interpreted to mean that there can be no windows above a canopy).</i>

J. Roofs & Rooftop Equipment Screening	
1. Rooftop Design	For flat roofs, the roof must be architecturally treated or articulated with a parapet wall (12-in minimum height) or cornice (6-in minimum projection). <i>The project design includes a cornice that appears to meet the standard. This standard appears to be met.</i>
2. Rooftop Equipment Screening	Elevator equipment may not extend more than 16 ft about the maximum allowed height and must use an exterior building material consistent with the overall building. Other mechanical equipment must be set back at least 10 ft from the roof edge and must be screened from public view. <i>The elevator overrun appears to be more or less centered on the roof, but it is not entirely clear from the application materials how far above the roof it extends. The Main St streetscape view makes it look like the elevator overrun does not extend far above the roofline, though it is not clear what materials are used for it. It is also not clear whether or where other rooftop mechanical equipment may be. Applicant may need to address guidelines, or at least provide additional info to confirm the applicable standards are met.</i>
K. Service Areas (Screening)	
	Service areas must be located for access from the most minor street and must be screened. Waste collection areas must be located within the building itself. <i>The driveway entrance, which provides access to on-site parking as well as electrical and water service infrastructure, is on Washington St, which is not a minor street. It is not entirely clear where the waste collection facility is. Applicant may need to address guidelines, or at least provide additional info to confirm the applicable standards are met.</i>
L. Green Architecture	
M. Pedestrian Circulation	
N. Resident Open Space (Applies only to mixed-use buildings & residential-only multifamily buildings w/ more than 4 units)	
2. Minimum open space per unit (50 sq ft)	<i>Given the number of units (approx. 150), the minimal provision of private balconies, and the relatively limited size of the second-story common open courtyard, the project does not appear to meet the standard (which would be to provide approximately 7,500 sq ft of open space). Applicant may need to address guidelines, or at least provide additional info to confirm the overall open space standard is met.</i>

3. Private Open Space	Private open space must be contiguous to the unit it serves and may be provided in the form of a balcony if the balcony is at least 4 ft deep. <i>The balconies provided for some of the corner units appear to meet the minimum depth standard of 4ft, though additional detail may be needed to confirm. This standard appears to be met.</i>
4. Common Open Space	Common open space must be at least 15 ft by 15 ft in dimension; may be in the form of shared patios, courtyards, or rooftop gardens; and must integrate some amenities. <i>The second-floor common open courtyard is just over 3,000 sq ft in area and meets the minimum dimensional standards. It also is proposed to provide some amenities including landscaping and various forms of seating. This standard appears to be met.</i>
O. Plazas & Usable Open Space	
	Usable open space is not necessarily required. <i>The project does not propose a plaza or open space that is intended to be accessible to the general public. This standard appears to be not applicable.</i>
P. Landscaping	
Q. Outdoor & Exterior Building Lighting	
	Primary building entrances must have a minimum illumination of 2.0 foot-candles; other entrances must be lit to at least 1.0 foot-candles. Lighting luminaries must have a cutoff angle of 90 degrees or more and must limit light trespass onto adjacent properties. <i>The proposal does not include enough specific information about illumination to determine whether this standard is met. Each retail shell space would have a primary entrance, and the entrance to the apartment lobby would also require illumination as a primary entrance. Additional information is needed to determine whether the applicable illumination standards are met.</i>





Evaluation Sheet

Test Case for Downtown Design Review

Test Case 2—Ledding Library, 10660 SE 21st Ave

Design Element	Standards	Comments/Questions
A. Site Frontage		
	1. Frontage Occupancy	
	2. Street Setbacks / Build-To Lines	
	3. Active Ground Floor Space	
B. Wall Structure & Building Façade Detail	<i>(Applies to nonresidential and mixed-use buildings)</i>	
	1-A. Vertical Articulation	
	1-B. Horizontal Articulation	
C. Exterior Building Materials		
	1. New Buildings	

	2. Existing Buildings	
D. Façade Transparency		
	1. General Standards	
	2. Nonresidential and Mixed-Use Buildings	
	3. Residential-Only Buildings	
E. Doors & Entrance Locations		
F. Windows		
	1. General Standards	
	2. Prohibited Window Elements	
	3. Window Placement and Proportion	
	4. Modification/expansion of existing buildings	

G. Corners	<i>(Applies to nonresidential and mixed-use buildings)</i>	
H. Building Massing & Transitions		
	1. Building Massing	
	2. Building Façade Height Variation	
	3. Building Transitions	
I. Weather Protection		
	1. Minimum Weather Protection Coverage	
	2. Weather Protection Materials, Design, and Details	
J. Roofs & Rooftop Equipment Screening		
	1. Rooftop Design	
	2. Rooftop Equipment Screening	

K. Service Areas (Screening)		
L. Green Architecture		
M. Pedestrian Circulation		
N. Resident Open Space	<i>(Applies only to mixed-use buildings & residential-only multifamily buildings w/ more than 4 units)</i>	
	1. Minimum open space per unit (50 sq ft)	
	2. Private Open Space	
	3. Common Open Space	
O. Plazas & Usable Open Space		
P. Landscaping		
Q. Outdoor & Exterior Building Lighting		

LEDDING LIBRARY



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EX. 1	NATURAL RESOURCE REVIEW (TYPE III)

January 16, 2018

Project Statement – Milwaukie Ledding Library - Type III Land Use Review Submittal

List of land use reviews requested

- Downtown Design Review (Type III)
 - o Parking Modification (Type II) - [Page 2](#)
- Major Modification of a Community Service Use (Type III) - [Page 2](#)
- Natural Resources (Type III) – [Exhibit 1](#)
- Comprehensive Plan text amendment - Scott Park (Type V) Adjustment – Not included. Initiated by City.

Project Vision

The vision for the new Milwaukie library is driven by four main principals:

- People**
Provide a vibrant community information hub that brings people together, stimulates imagination and enriches lives.
- Prosperity**
Provide an innovative, state of the art, future thinking library that supports both community and individual endeavors.
- Planet**
The architecture enhances the experience of the surrounding landscape and is a model of sustainable and environmentally restorative design.
- Place**
The library is a welcoming, civic focal point that promotes education and understanding of Milwaukie’s culture, community and history.

Project Description

The Milwaukie Ledding Library proposal is a complete structural improvement resulting in a new, approximate 20,000 square foot one-story library on the existing library site. Site improvements include a reconfigured parking lot, stormwater planters, and other landscape elements . The site is not ideal for on-site stormwater infiltration. Stormwater will be treated for quality on site and one planter will discharge into the creek and the other planters will flow to the municipal storm system on site. Post-development runoff does not exceed the pre-development. The electrical transformer will be located underground in a vault as pre-approved by the utility. See Pre-Application Conference notes for street frontage requirements.

Site Opportunities

The site occupies a unique position in the downtown area between a natural area, a city park and City Hall. The proposed design has a civic presence and at the same time takes advantage of the natural park setting.

The civic design elements include:

- a gateway colonnade and direct path to the main library entry and continuing on to Scott Park.
- the building meets the SW urban street corner with large windows providing views out from the library to City Hall while also creating views into and through the library to the wooded area beyond.

The park setting design elements include:

- Parking lot has been reconfigured to occupy the western edge of the site. The building and landscaped areas have also be consolidate to the west, against the narrowed parking lot, minimizing disturbance to natural resource areas on the East edge of the site.
- The park setting inspired the selection of wood siding material and finish.
- The window openings of the proposed façade highlight natural features while being responsive to sun path to prevent unwanted heat gain and glare.
- Sensitivity to the natural setting with no HVAC equipment on the roof or visible on site preserving tree canopy views with a minimum roof height.
- Exterior HVAC units are located on the ground in an enclosed courtyard to effectively mitigate noise pollution.

This project replaces the existing two-story library with a larger, single-story building. A single-story configuration will deliver Milwaukie a more flexible library at a better value for the following reasons:

- Library interior engages more of the park and provides daylight and views to all occupied spaces.
- It is more universally accessible to be on one level. Elevators and stairs can provide code compliant accessibility to a two-story configuration, but stairs used as the primary circulation between floors represent a barrier for equipment, strollers, visitors and staff that don’t handle stairs well.
- Most flexible for a long life. No program needs to be upstairs where floor area adjustments are physically limited. With one story space partition adjustments can be more easily made as library needs change over time.
- A two-story solution requires the additional expense of 2 stairs plus 1 elevator equal 1000 sqft. Therefore one story without these requirements gives the library more usable floor area within the budget.

Sustainable Design

This project is enrolled in the Energy Trust of Oregon’s Path to Net Zero program. Net Zero Energy means ultimately generating as much energy on the library site through solar photovoltaic panels as the building uses. ‘Path’ means that a project team first establishes a clear energy-efficiency target and a plan of approach. Through design and specifications of robust insulation and efficient mechanical systems in the design phase, the goal is to drive energy demand down so less solar energy in the future will need to be generated to get to net zero.

State requirement requires 1.5% of the construction cost be spent on green technology. This requirement is met by installing a photovoltaic array on the roof in this project scope.

Energy modeling in the design phase indicates this building will exceed the national library average energy use by 70% and exceed Oregon Energy Code.

MODIFICATION

MMC 19.605.2	Modification to exceed the maximum number of parking spaces.
Requirement:	Table 19.605.1 requires for Library, museum, art gallery: 1 space per 1,000 sqft of floor area minimum and 1.2 spaces per 1,000 sqft maximum. For this project that is 20 parking spaces minimum and 24 maximum. Parks have no specified minimum or maximum requirement.
Purpose:	To ensure that development provides adequate, but not excessive, vehicle parking based on their estimated parking demand. All modifications and determinations must demonstrate that the proposed parking quantities are reasonable.
Proposal:	The applicant proposes Per 19.605.C.1 to exceed the maximum of 24 spaces by four for a total of 28 (including 2 ADA spaces and 2 carpool spaces per 19.610). The applicant proposes that the 4 additional spaces are required due to special circumstances of this site (19.605.2.C.3.c) to accommodate visitors to Scott Park without impacting the 24 spaces allowed to meet typical library parking demand. (19.605.2.C.3.a). The existing lot that currently serves Scott Park and the Ledding Library contains 38 spaces. The events at the amphitheater create a seasonal parking demand that further support exceeding the maximum number of spaces by a modest amount.

DEVELOPMENT STANDARDS

Table 19.304.4 Downtown Zones—Summary of Development Standards

A. Lot Standards	1. Minimum lot size (sq ft) 750 Complies 2. Minimum street frontage (ft) 15 Complies
B. Development Standards	1. Floor area ratio 1:1 . Building area 20,000 sqft Site Area: Complies per Habitat Conservation Area and Water Quality Resource reduction of site area. 2. Building height Minimum 25 Complies. Building is 27’-9” measured from the top of sidewalk at Harrison St. 4.a Street setbacks/build-to lines (ft) 0. Complies. Setback at SE corner = 2’-4” and SW Corner= 9’-10” 4c. Side and rear setbacks not applicable 5. 19.508 Frontage occupancy requirements. The park creates an unusual site shape. Proposed building frontage on Harrison is similar to existing library. See site plan. 6. Primary Entrances. Complies. 7. Off Street Parking. See Proposed Parking Modification Loading space not required per Pre App Conference Notes.

Public Facility Improvements

19.702 Applicability

D. New construction
E. Modification or expansion of an existing structure or a change or intensification in use ... section is applicable.

19.708.1 General Street Requirements and Standards

C. Development in Downtown Zones Required improvements will be coordinated and implemented by the City of Milwaukie under a separate improvement project process.
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Major Modification of a Community Service Use (Type III)

19.904.4 Approval Criteria

- An application for a community service use may be allowed if the following criteria are met:
- A. The building setback, height limitation, and off-street parking and similar requirements governing the size and location of development in the underlying zone are met. Where a specific standard is not proposed in the CSU, the standards of the underlying zone are met; See the above responses to “Table 19.304.4 Downtown Zones—Summary of Development Standards”
 - B. Specific standards for the proposed uses as found in Subsections 19.904.7-11 are met; See the below responses to “19.904.9 Specific Standards for Institutions...”
 - C. The hours and levels of operation of the proposed use are reasonably compatible with surrounding uses; Complies. Proposed operational hours are to remain the same as the existing facility.
 - D. The public benefits of the proposed use are greater than the negative impacts, if any, on the neighborhood; Complies. The proposed project is an update and complete improvement of an existing library facility that better addresses the needs of staff and community.
 - E. The location is appropriate for the type of use proposed. Complies. The location is very appropriate, on the edge of downtown, immediately adjacent to business areas, residential areas, city hall and a school.

19.904.6 Application Requirements

- An application for approval of a community service use shall include the following:
- A. Name, address and telephone number of applicant and/or property owner; on Application
 - B. Map number and/or subdivision block and lot; on Application
 - C. Narrative concerning the proposed request; on Application
 - D. Copy of deed, or other document showing ownership or interest in property. on Application owner, the written authorization from the owner for the application shall be submitted;
 - E. Vicinity map and F. Comprehensive plan and zoning designations; page 17
 - G. A map showing existing uses, structures, easements, and public utilities and showing pages 17 and 19
 - G.1 proposed development, placement of lot lines, etc. and H. Detailed plans for the specific project; pages 21 and 23
 - I. Any information required by other applicable provisions of local, state or federal law; see page 3 Pre Application Notes
 - K. Additional drawings, surveys or other material necessary to understand the proposed use may be required. All pages.

19.904.9 Specific Standards for Institutions—Public, Private, Religious, and Other Facilities Not Covered by Other Standards

- A. Utilities, streets, or other improvements necessary for the public facility or institutional use shall be provided by the agency constructing the use. Complies. Refer to Civil drawing series.
- B. When located in or adjacent to a residential zone, access should be located on a collector street if practicable. If access is to a local residential street, consideration of a request shall include an analysis of the projected average daily trips to be generated by the proposed use and their distribution pattern, and the impact of the traffic on the capacity of the street system which would serve the use. Uses which are estimated to generate fewer than 20 trips per day are exempted from this subsection. Complies. Site access is from SE Harrison Street, a “Major Road” per the Milwaukie Transportation System Plan.
- C. When located in a residential zone, lot area shall be sufficient to allow required setbacks that are equal to a minimum of ⅓ the height of the principal structure. As the size of the structure increases, the depth of the setback must also increase to provide adequate buffering. Not applicable, not located in a residential zone.
- D. The height limitation of a zone may be exceeded to a maximum height of 50 ft provided Subsection 19.904.9.C of this subsection is met. Complies. Proposed project does not exceed the zone’s maximum height.
- E. Noise-generating equipment shall be sound-buffered when adjacent to residential areas. Complies. Exterior noise-generating equipment to be isolated within the mechanical courtyard.
- F. Lighting shall be designed to avoid glare on adjacent residential uses and public streets. Complies. Modern exterior light fixtures have been selected to minimize light pollution, especially toward the adjacent residences.
- G. Where possible, hours and levels of operation shall be adjusted to make the use compatible with adjacent uses. Proposed operational hours are to remain the same as the existing facility: Open 7 days a week, Monday-Thursday 10:00am – 9:00pm, Friday-Saturday 10:00am – 6:00pm, Sunday 12:00pm – 6:00pm.
- H. A spire on a religious institution may exceed the maximum height limitation. For purposes of this subsection, “spire” means a small portion of a structure that extends above the rest of the roofline, or a separate structure that is substantially smaller than the main structure and extends above the roofline of the main structure. “Spire” includes but is not limited to ornamental spires, bell towers, other towers, minarets, and other similar structures or projections. The number of spires on a religious institution property is not limited, so long as the spires remain only a small portion of the area of the structures. Not applicable. Proposed project is not a religious institution.
- I. The minimum landscaping required for religious institutions is the lesser of 15% of the total site area and the percentage required by the underlying zone. Not applicable. Proposed project is not a religious institution.
- J. Park-and-ride facilities may be encouraged for institutions along transit routes that do not have days and hours in conflict with weekday uses (e.g., religious institutions or fraternal organizations). Such uses may be encouraged to allow portions of their parking areas to be used for park-and-ride lots. No part of this project is being proposed as a park-and-ride facility. Majority of library use hours conflict with a park-and-ride facility use.

OVERLAY ZONE STANDARDS
19.508 DOWNTOWN SITE AND
BUILDING DESIGN STANDARDS

19.508.1 PURPOSE

The design standards contained in this section are intended to encourage building design and construction with durable, high-quality materials. The design standards will support the development of a cohesive, attractive, and safe downtown area and encourage private investment. The design standards do not prescribe a particular building or architectural style.

All buildings that meet the applicability provisions in Subsection 19.508.2 shall meet the following design standards. An architectural feature may be used to comply with more than one standard.

19.508.4 BUILDING DESIGN
STANDARDS

- A. Building Façade Details
1. Purpose: To provide cohesive and visually interesting building façades in the downtown, particularly along the ground floor.

RESPONSE: ELECTIVELY NOT APPLICABLE - PER MILWAUKIE DOWNTOWN DESIGN GUIDELINES PERTAINING TO ARCHITECTURAL CONTRAST:

“CONTRAST IS ESSENTIAL TO CREATING AN INTERESTING URBAN ENVIRONMENT. USED WISELY, CONTRAST CAN PROVIDE FOCUS AND DRAMA, ANNOUNCE A SOCIALLY SIGNIFICANT USE, HELP DEFINE AN AREA AND CLARIFY HOW THE DOWNTOWN IS ORGANIZED. ... CONTRAST EMPLOYED AT A LARGE SCALE SHOULD BE RESERVED EXCLUSIVE FOR CIVIC BUILDINGS”

2. Nonresidential and Mixed-Use Buildings - The following standards apply only to nonresidential and mixed-use buildings.

- a. Vertical Building Façade
Nonresidential and mixed-use buildings 2 stories and above shall provide a defined base, middle, and top.

RESPONSE: NOT APPLICABLE - PROJECT IS ONE STORY

- (1) Base - The base extends from the sidewalk to the bottom of the second story or the belt course/string course that separates the ground floor from the middle of the building. The building base shall be defined by providing all of these elements:
 - (a) The street-facing ground floor shall be divided into distinct architectural bays that are no more than 30 ft on center. For the purpose of this standard, an architectural bay is defined as the zone between the outside edges of an engaged column, pilaster, post, or vertical wall area.
 - (b) The building base shall be constructed of brick, stone, or concrete to create a “heavier” visual appearance.
 - (c) Weather protection that complies with the standards of Subsection 19.508.4.C.
 - (d) Windows that comply with the standards of Subsection 19.508.4.E.
 - (2) Middle - The middle of a building extends from the top of the building base to the ceiling of the highest building story. The middle is distinguished from the top and base of the building by use of building elements. The middle of the building shall be defined by providing all of the following elements:
 - (a) Windows that comply with the standards of Subsection 19.508.4.E.
 - (b) One of the following elements:
 - (i) A change in exterior cladding, and detailing and material color between the ground floor and upper floors. Differences in

19.508.4 BUILDING DESIGN
STANDARDS CONTINUED

- color must be clearly visible.
 - (ii) Either street-facing balconies or decks at least 2 ft deep and 4 ft wide, or a 6-ft minimum building step-back on the third floor or higher, for at least 25% of the length of the building.
 - (c) A change in wall plane of not less than 24 in. deep and 24 in. wide. Breaks may include but are not limited to an offset, recess, window reveal, pilaster, pediment, coursing, column, marquee, or similar architectural feature.
 - (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, and it is the roof form/element at the uppermost portion of the façade that visually terminates the façade. The top of the building shall provide roofs that comply with the standards of Subsection 19.508.4.F.
- b. Horizontal Building Façade
 - (1) Horizontal datum lines—such as belt lines, cornices, or upper floor windows—shall line up with adjacent façades if applicable.

RESPONSE: BECAUSE OF ITS CIVIC USE, THE PROPOSED DESIGN USES “LARGE SCALE ARCHITECTURAL CONTRAST” TO DIFFERENTIATE ITSELF FROM NEIGHBORING BUILDINGS.

- (2) Significant breaks shall be created along building façades at least every 150 linear ft by either setting the façade back at least 20 ft or breaking the building into separate structures. Breaks shall be at least 15 ft wide and shall be continuous along the full height of the building. The area or areas created by this break shall meet the standards of Subsection

RESPONSE: DOES NOT COMPLY. THE WEST ELEVATION IS BROKEN INTO TWO DISTINCT FACADES AT THE MAIN ENTRY. THE GLASS AT THE ENTRY PROVIDES A FULL BUILDING HEIGHT BREAK. REFER TO BUILDING ELEVATIONS.

3. Residential Buildings
 - a. Stand-alone multifamily residential buildings are subject to the objective standards of Subsection 19.505.3.D.6 Building Façade Design, with the exception of the private and public open space requirements of Subsections 19.505.3.D.1 and 2. The open space requirements of Subsection 19.508.5 apply to stand-alone multifamily residential buildings in downtown.
 - b. Rowhouses are subject to the objective standards of Subsection 19.505.5 Rowhouses, as revised by Subsection 19.304.3.B.
 - c. Live/work units are subject to the objective standards in Subsection 19.505.6 Live/Work Units.

RESPONSE: NOT APPLICABLE - PROJECT IS NOT RESIDENTIAL

19.508.4 BUILDING DESIGN
STANDARDS CONTINUED

B. Corners

- 1. Purpose: To create a strong architectural statement at street corners and establish visual landmarks and enhance visual variety.
- 2. Nonresidential or Mixed-Use Buildings - Nonresidential or mixed-use buildings at the corner of two public streets—or at the corner of a street and a public area, park, or plaza—shall incorporate two of the following features (for the purposes of this standard an alley is not considered a public street):
 - a. The primary entry to the building located within 5 ft of the corner.

RESPONSE: DOES NOT COMPLY. FOR PROGRAMMATIC DEMANDS, THE BUILDING’S PRIMARY ENTRANCE IS LOCATED MID-BLOCK, NORTH OF THE INTERSECTION OF SE HARRISON AND 21ST. REFER TO THE “CORNER DOORS” WRITTEN RESPONSE WITHIN THE MILWAUKIE DOWNTOWN GUIDELINES RESPONSES BELOW.

- b. A prominent architectural element, such as increased building height or massing, a cupola, a turret, or a pitched roof at the corner of the building or within 20 ft of the corner of the building.

RESPONSE: COMPLIES. THE UNDULATING ROOF FORM PITCHES UPWARD TOWARD THE SOUTHWEST CORNER OF THE SITE, CREATING A TALLER BUILDING VOLUME AT THE CORNER FACING CITY HALL AND THE REST OF DOWNTOWN.

- c. The corner of the building cut at a 45° angle or a similar dimension “rounded” corner.

RESPONSE: SOMEWHAT COMPLIANT. THE PROPOSED BUILDING FEATURES BUILDING “CUT,” THAT IS AT A SHALLOWER ANGLE (12.3 DEG.), BUT THE ANGLE STRETCHES ACROSS THE ENTIRE SOUTH FACADE, NOT SIMPLY THE SW CORNER. THIS IS ANOTHER EXAMPLE OF “ARCHITECTURAL CONTRAST.”

- d. A combination of special paving materials; street furnishings; and, where appropriate, plantings, in addition to the front door.

RESPONSE: COMPLIES. A BROAD EXTERIOR CANOPY, IN CONJUNCTION WITH (2) LARGE PLANTING AREAS WITH INTEGRAL SEATING, FORM A WELCOMING AND MEMORABLE ENTRANCE GATEWAY TO THE LIBRARY SITE. THE CANOPY EXTENDS ALL THE WAY TO THE PRIMARY MID-BLOCK ENTRANCE CREATING A SHELTERED PATH FOR PATRONS.

C. Weather Protection

- 1. Purpose
 - Create an all-season pedestrian environment.
- 2. Weather Protection Required - All buildings shall provide weather protection for pedestrians as follows:
 - a. Minimum Weather Protection Coverage
 - (1) All ground-floor building entries shall be protected from the weather by canopies or recessed behind the front building façade at least 3 ft.

RESPONSE: COMPLIES. A BROAD CANOPY (11’ TO 13’ DEEP) PROTECTS PATRONS ALONG THE PRIMARY PEDESTRIAN PATH FROM HARRISON TO THE LIBRARY’S MAIN ENTRANCE, WHICH PROTECTS BOTH THE PUBLIC AND STAFF/DELIVERY ENTRANCES.

19.508.4 BUILDING DESIGN
STANDARDS CONTINUED

- (2) Permanent awnings, canopies, recesses, or similar weather protection shall be provided along at least 50% of the ground-floor elevation(s) of a building where the building abuts a sidewalk, civic space, or pedestrian accessway.

RESPONSE: COMPLIES. OF THE COMBINED ~351’ OF FACADE FRONTING SIDEWALK (TO THE SOUTH ALONG SE HARRISON AND TO THE WEST SE 21ST DRIVEWAY), ~193’ IS COVERED BY A BROAD CANOPY, WHICH EQUATES TO 85% OF FRONTAGE SIDEWALKS BEING PROTECTED.

- (3) Weather protection used to meet the above standard shall extend at least 4 ft, and no more than 6 ft, over the pedestrian area, and a maximum of 4 ft into the public right-of-way. Balconies meeting these dimensional requirements can be counted toward this requirement.

RESPONSE: THE PROPOSED DESIGN USES “LARGE SCALE ARCHITECTURAL CONTRAST” TO DIFFERENTIATE ITSELF FROM OTHER DOWNTOWN PEDESTRIAN AREAS. THE PROPOSED PEDESTRIAN AREA ON THE WEST SIDE OF THE BUILDING HAS BEEN DESIGNED TO BE SIGNIFICANTLY LARGER THAN A STANDARD DOWNTOWN SIDEWALK INDICATING ITS CIVIC SCALE, APPROPRIATE FOR THE ENTRANCE TO THE LIBRARY AS WELL AS THE PRIMARY ACCESSWAY TO SCOTT PARK BEYOND. IN AN EFFORT TO REINFORCE THE CIVIC SCALE AND PROTECT PARTONS ARRIVING BY VEHICLE, THE CANOPY HAS BEEN EXTENDED BEYOND THE PRESCRIBED MAXIMUM 6 FT. NO PART OF THE CANOPY EXTENDS INTO THE PUBLIC RIGHT OF WAY.

- (4) In addition, the above standards do not apply where a building has a ground-floor dwelling, as in a mixed-use development or live-work building, and the dwelling entrance has a covered entrance.

RESPONSE: NOT APPLICABLE, NO PROPOSED DWELLING UNITS.

- b. Weather Protection Design - Weather protection shall comply with applicable building codes and shall be designed to be visually compatible with the architecture of a building. Where applicable, weather protection shall be designed to accommodate pedestrian signage (e.g., blade signs) while maintaining required vertical clearance.

RESPONSE: COMPLIES. REFER TO BUILDING ELEVATION DRAWINGS

D. Exterior Building Materials

- 1. Purpose - To encourage the construction of attractive buildings with materials that evoke a sense of permanence and are compatible with downtown Milwaukee and the surrounding built and natural environment.

RESPONSE: COMPLIES. EXTERIOR CLADDING OF THE PROPOSED BUILDING IS COMPRISED PRIMARILY OF SEMI-TRANSPARENT STAINED, VERTICALLY-ORIENTED CEDAR SIDING, FIBERGLASS-FRAMED, INSULATED GLAZING UNITS, AND SOME DARK GREY, MATTE-FINISH PAINTED SHEET METAL PANELS AND METAL TRIM. ALTHOUGH WE WILL UTILIZE HIGH-PERFORMANCE AND DURABLE EXTERIOR WALL ASSEMBLIES, BEING ON THE EDGE OF THE DESIGNATED DOWNTOWN AREA, WE’RE PROPOSING THE USE OF WOOD SIDING TO MORE CLOSELY RELATE THE BUILDING TO THE ADJACENT NATURAL AREA TO THE EAST AND ACT AS A TRANSITION FROM A HARDENED DOWNTOWN PALETTE TO A SOFTER, MORE HUMANE RESIDENTIAL PALETTE.

19.508.4 BUILDING DESIGN
STANDARDS CONTINUED

2. Exterior Wall Standards - 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, and prohibited material types referenced in this standard.
- a. Buildings shall utilize primary materials 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.).
 - d. Buildings shall not use prohibited materials on any exterior wall, whether or not it is a street-facing façade.

RESPONSE: COMPLIES. PROJECT UTILIZES, WOOD SIDING AND GLAZING AS PRIMARY MATERIALS WITH LESS THAN 25% SHEET METAL PANELING, GUTTERS AND TRIM AS A SECONDARY MATERIAL.

E. Windows and Doors

- 1. Purpose - To enhance street safety and provide a comfortable pedestrian environment by adding interest to exterior façades, allowing for day lighting of interior space, and creating a visual connection between interior and exterior spaces.
- 2. Main Street - For block faces along Main St, 50% of the ground-floor street wall area must consist of openings; i.e., windows or glazed doors. The ground-floor street wall area is defined as the area up to the finished ceiling height of the space fronting the street or 15 ft above finished grade, whichever is less.

RESPONSE: NOT APPLICABLE. PROJECT DOES NOT FRONT MAIN STREET.

- 3. Other Streets - For all other block faces, the exterior wall(s) of the building facing the street/sidewalk must meet the following standards:
 - a. 40% of the ground-floor street wall area must consist of openings; i.e., windows or glazed doors.

RESPONSE: THE SOUTH FACADE AFFRONTING HARRISON IS COMPLIANT (44% GLAZING). THE WEST FACADE USES “LARGE SCALE ARCHITECTURAL CONTRAST” TO REINFORCE THE DESIGN CONCEPT OF EMPHASIZING A STRONG CONNECTION TO THE NATURAL AREAS ON THE EAST SIDE OF THE BUILDING. MORE OPENINGS ARE PROVIDED ON THE EAST SIDE TO ALLOW FOR VIEWS OF THE POND AREA FROM THE PUBLIC OPEN LIBRARY AREAS. FEWER OPENINGS ARE PROVIDED ON THE WEST SITE TO LIMIT SOLAR THERMAL GAIN AND TO RELATE TO THE LESS PUBLIC (RESIDENTIAL) NATURE OF THE SPACES ALONG THAT FACADE.

- b. Along McLoughlin Blvd the required coverage is 30%.

RESPONSE: NOT APPLICABLE, PROJECT DOES NOT AFFRONT McLOUGHLIN

19.508.4 BUILDING DESIGN
STANDARDS CONTINUED

4. Upper Level - Along all block faces, the following standards are applicable on the upper level building façades facing a street or public space.
- a. Upper building stories shall provide a minimum of 30% glazing. For the purposes of this standard, minimum glazing includes windows and any glazed portions of doors.
 - b. The required upper-floor window/door percentage does not apply to floors where sloped roofs and dormer windows are used.
 - c. A minimum of 60% of all upper-floor windows shall be vertically oriented. This vertical orientation applies to grouped window arrays as opposed to individual windows.

RESPONSE: NOT APPLICABLE. BUILDING DOES NOT HAVE UPPER LEVELS

- 5. General Standards
 - a. Windows shall be designed to provide shadowing. This can be accomplished by recessing windows 4 in into the façade and/or incorporating trim of a contrasting material or color.

RESPONSE: COMPLIES. REFER TO DETAILS

- b. All buildings with nonresidential ground-floor windows must have a visible transmittance (VT) of 0.6 or higher.

RESPONSE: COMPLIES.

- c. Doors and/or primary entrances must be located on the street facing block faces and must be unlocked when the business located on the premises is open. Doors/entrances to second-floor residential units may be locked.

RESPONSE: COMPLIES.

- d. The bottom edge of windows along pedestrian ways shall be constructed no more than 30 in above the abutting walkway surface.

RESPONSE: COMPLIES IN THE MAJORITY OF LOCATIONS. THE EXCEPTION OCCURS WHEN THE FINISH FLOOR HEIGHT INSIDE THE BUILDING IS SIGNIFICANTLY HIGHER THAN THE ABUTTING WALKWAY SURFACE (40” AT ITS LARGEST DISPARITY). THIS DISPARITY IS A DIRECT RESULTANT OF A DESIGN PRIORITY TO MAXIMIZE UNIVERSAL SITE AND BUILDING ACCESSIBILITY.

- e. Ground-floor windows for nonresidential buildings shall allow views into storefronts, working areas, or lobbies. No more than 50% of the window area may be covered by interior furnishings including, but not limited to, curtains, shades, signs, or shelves.

RESPONSE: COMPLIES.

- f. Signs are limited to a maximum coverage of 20% of the required window area.

RESPONSE: COMPLIES. REFER TO SIGNAGE DRAWINGS / DETAILS.

19.508.4 BUILDING DESIGN
STANDARDS CONTINUED

6. *Prohibited Window Elements - For all building windows facing streets, courtyards, and/or public squares in the downtown, the following window elements are prohibited:*
- a. *Reflective, tinted, or opaque glazing.*
 - b. *Simulated divisions (internal or applied synthetic materials).*
 - c. *Exposed, unpainted metal frame windows.*

RESPONSE: COMPLIES.

F. *Roofs and Rooftop Equipment*

- 1. *Purpose - To create a visually interesting condition at the top of the building that enhances the quality and character of the building.*
- 2. *Roof Forms*
 - a. *The roof form of a building shall follow one (or a combination) of the following forms:*
 - (1) *Flat roof with parapet or cornice.*
 - (2) *Hip roof.*
 - (3) *Gabled roof.*
 - (4) *Dormers.*
 - (5) *Shed roof.*

RESPONSE: THE ROOF DESIGN DESIGN USES “LARGE SCALE ARCHITECTURAL CONTRAST” TO DIFFERENTIATE THE BUILDING FROM ADJACENT BUILDINGS.

- b. *All flat roofs, or those with a pitch of less than 4/12, shall 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.*

RESPONSE: THE PROPOSED DESIGN USES “LARGE SCALE ARCHITECTURAL CONTRAST” TO DIFFERENTIATE ITSELF FROM ADJACENT BUILDINGS. THE UNDULATING SHED ROOF FORM HAS VARYING SLOPES, THE MAJORITY OF WHICH ARE FLATTER THAN 4:12. NO PARAPET IS USED TO REINFORCE THE SCULPTURAL FORM OF THE BUILDING AND TO MAXIMIZE THE VISIBILITY OF THE ROOF-MOUNTED SOLAR PV PANELS.

- c. *All hip or gabled roofs exposed to view from adjacent public or private streets and properties shall have a minimum 4/12 pitch.*

RESPONSE: NOT APPLICABLE. THE BUILDING DOES NOT UTILIZE A GABLED OR HIP ROOF FORM.

MILWAUKIE DOWNTOWN DESIGN GUIDELINES

MILWAUKIE CHARACTER GUIDELINES

A. Milwaukee Character Guidelines - These guidelines address Milwaukee’s unique “sense of place,” its special quality and personality. People’s image of Milwaukee is that of an All-American riverfront town which is hospitable and family oriented. The guidelines address what gives Milwaukee this feeling, this “character” as a unique collection of spaces and buildings, not simply a group of individual projects that could be anywhere. The Milwaukee Character Guidelines consist of the following sections:

1. Reinforce Milwaukee’s Sense of Place: Strengthen the qualities that make Milwaukee a unique place.

RESPONSE: COMPLIES. REFER TO THE *PROJECT DESIGN NARRATIVE* FOR A BROADER EXPLANATION

- ORIENTATION AND CONNECTION TO THE WATER
- RESPECT OF NATURAL RESOURCES
- HIGH ENERGY PERFORMANCE + ON-SITE GENERATION
- REINFORCEMENT OF URBAN EDGES
- HUMBLE HUMAN SCALE
- NATURAL MATERIALITY
- LARGE SPACES DESIGNED SPECIFICALLY FOR CHILDREN AND TEENS

2. Integrate the Environment: Building design should build upon environmental assets.

RESPONSE: COMPLIES. THE BUILDING DESIGN TAKES ADVANTAGE OF ITS LOCATION ON THE BANK OF SPRING CREEK POND, FLANKING THE EAST SIDE OF THE SITE.

- LARGE GLAZING AREAS ON THE EAST AND NORTH FACADES OPEN THE LIBRARY UP TO THE VERDANT NATURAL AREAS SURROUNDING SPRING CREEK POND AND SCOTT PARK.
- EXTERIOR WINDOWS AND INTERIOR RELIGHTS HAVE BEEN ALIGNED TO ALLOW FOR VIEWS ALL THE WAY THROUGH THE BUILDING FROM THE PARKING LOT TO THE TREE CANOPY ON THE EAST
- RAINWATER MANAGEMENT FEATURES PUT THE NATURAL FILTRATION PROCESS ON DISPLAY

3. Promote Linkages to Horticultural Heritage: celebrate Milwaukee’s heritage of beautiful green space.

RESPONSE: COMPLIES. NEW LANDSCAPED AREAS UTILIZE PLANT SELECTIONS THAT HONOR MILWAUKIE’S HORTICULTURE HERITAGE

4. Establish or Strengthen Gateways: Projects should use arches, pylons, arbors, or other transitions to to mark special entries and/or borders between public and private spaces.

RESPONSE: COMPLIES. A LARGE, CIVICALLY-SCALED CANOPY, ACTS AS THE PRIMARY GATEWAY TO THE LIBRARY ENTRANCE

- CANOPY CREATES A SENSE OF ARRIVAL AT THE PROMINENT SOUTHWEST CORNER OF THE SITE, SHELTERING PEDESTRIANS TO THE LIBRARY ENTRANCE.
- BECAUSE THERE IS A PEDESTRIAN WAY CONNECTING MAIN STREET TO THE WEST SIDE OF THE LIBRARY SITE (ALIGNED WITH SCOTT ST.), A CROSSWALK AND SIDEWALK, FLANKED BY LANDSCAPED AREAS HAS BEEN PROVIDED, LEADING DIRECTLY TO THE LIBRARY ENTRANCE.

5. Consider View Opportunities: Building designs should maximize views of natural features or public spaces.

RESPONSE: COMPLIES. BEYOND THE PRIMARY CONCEPT TO VISUALLY CONNECT THE LIBRARY’S MAIN PUBLIC SPACES TO THE NATURAL AREA SURROUNDING SPRING CREEK POND, A NUMBER OF OCCUPIABLE SPACES HAVE BEEN CAREFULLY LOCATED ALONG THE PERIMETER OF THE BUILDING TO TAKE ADVANTAGE OF PARTICULAR VIEWS OF THE SURROUNDING LANDSCAPE AND URBANSCAPE.

- ACROSS FROM THE MAIN ENTRY FOYER, THE POINT OF THE CHEVRON, HAS BEEN POSITIONED TO ALIGN WITH AN EXISTING BREAK BETWEEN LARGE OAK TREES, AFFORDING EXCEPTIONAL VIEWS OF THE POND AND IMPROVED DAYLIGHTING
- IN THE SOUTH EAST CORNER OF THE BUILDING, GLAZING AND SEATING ALLOWS FOR VIEWS OF THE ADJACENT, PROMINENT LARGE OAK.
- IN THE SOUTH WEST CORNER, THE LARGE GLAZING AND SEATING AREAS ARE ORIENTED TO CREATE A VIEW TOWARDS CITY HALL AND THE REST OF DOWNTOWN WHILE SIMULTANEOUSLY CREATING AN ACTIVE URBAN EDGE FOR THE LIBRARY SITE

6. Consider Context: A building should strengthen and enhance the characteristics of its setting, or at least maintain key unifying patterns.

7. Promote Architectural Compatibility: Buildings should be “good neighbors.” They should be compatible with surrounding buildings by avoiding disruptive excess. New buildings should not attempt to be the center of attention.

8. Preserve Historic Buildings: Historic building renovation, restoration, or additions should respect the original structure.

RESPONSE: COMPLIES. THE IMMEDIATE SITE CONTEXT CONSISTS OF (4) DISTINCT CONDITIONS THAT HAVE IMPACTED THE DESIGN OF THE BUILDING’S MASSING, PROGRAMMING AND FENESTRATION LAYOUT. BECAUSE OF ITS CIVIC USE AND UTILIZATION OF LARGE SCALE ARCHITECTURAL CONTRAST, HOW THE BUILDING RELATES TO THE BUILT CONTEXT, DIFFERS FROM OTHER MORE COMMON BUILDING USES.

- SOUTH: *URBAN* - THE SOUTH SIDE OF THE SITE, FRONTING HARRISON STREET AND JUST A BLOCK OFF OF MAIN STREET, IS THE MOST PROMINENT EDGE OF THE PROPERTY. IN CONTRAST TO THE EXISTING LIBRARY’S SIGNIFICANT SETBACK FROM HARRISON AND BUFFERING LANDSCAPE, THE IMPROVED LIBRARY BOLDLY OCCUPIES THE SOUTH WEST CORNER OF THE SITE AND FEATURES LARGE WINDOWS REVEALING A CAFE-STYLE, READING ROOM. THE GOAL IS TO CREATE A HIGHLY-VISIBLE, INVITING SYMBOL OF THE LIBRARY WITH THIS ACTIVE URBAN SPACE. *REFER TO SOUTH RENDERINGS.*
- WEST: *MID-RISE RESIDENTIAL, LIVE-WORK, DRIVEWAY, AND PARKING* - OUT OF RESPECT FOR THE PRIVACY FOR THE RESIDENTIAL PROPERTIES AND IN SUPPORT OF THE CONCEPT OF HAVING THE INTERIOR PUBLIC SPACES OPEN UP TO THE NATURAL SITE RESOURCES RATHER THAN THE PARKING LOT, THE WEST FACADE HAS BEEN CRAFTED TO BE MORE OPAQUE, WHICH ALSO HELPS TO LIMIT AFTERNOON HEAT GAIN. TO AVOID CREATING AN INHOSPITABLE PEDESTRIAN ENTRYWAY, BUILDING FENESTRATION HAS BEEN ORCHESTRATED TO PROVIDE SLICES ALL THE WAY THROUGH THE BUILDING, AFFORDING INTRIGUING VIEWS FROM THE WESTERN SIDEWALK THROUGH TO THE TREE CANOPY ON THE EAST. *REFER TO THE BUILDING ELEVATIONS AND “VIEWS THROUGH FLOOR PLAN DIAGRAM”.*
- NORTH: *SCOTT PARK AND THE AMPHITHEATER* - ALTHOUGH THE AMPHITHEATER AND PARK AREAS ARE OCCASIONALLY WELL-ATTENDED DURING PROGRAMMED EVENTS SUCH AS CONCERTS, THE PARK SUFFERS FROM BEING LARGELY HIDDEN FROM THE EXISTING LIBRARY AND ISOLATED FROM REST OF DOWNTOWN. BY EXTENDING THE IMPROVED LIBRARY NORTHWARD, MUCH CLOSER TO THE AMPHITHEATER, THE GOAL IS TO HAVE MORE EYES ON THE PARK THROUGH MORE REGULAR, PUBLIC ACTIVITY NEAR AND WITHIN THE PARK. THE CHILDREN’S AREA OF THE LIBRARY WAS LOCATED AT THE NORTH END OF THE BUILDING SO THAT CHILDREN’S PROGRAMS CAN CONVENIENTLY SPILL OUTSIDE FOR ACTIVITIES AND EVENTS.
- EAST: *SPRING CREEK POND AND NATURAL AREA* - BECAUSE OF THE QUALITY AND BEAUTY OF THIS NATURAL RESOURCE, THE BUILDING’S FUNDAMENTAL MASSING, HAS LARGELY BEEN INFORMED BY THE DESIRE TO PROTECT, AND CONNECT THE LIBRARY’S PRIMARY PUBLIC SPACE TO THIS ASSET.

RESPONSE: COMPLIES. BECAUSE OF ITS CIVIC USE AND UTILIZATION OF LARGE SCALE ARCHITECTURAL CONTRAST, MORE TYPICAL COMMERCIAL OR RESIDENTIAL ARCHITECTURAL VOCABULARY, HAS BEEN CONSIDERED TO A LESSER DEGREE. SCALE HOWEVER, AND HOW IT RELATES TO THE VARYING, SURROUNDING SITE CONDITIONS, IS A FOCUS OF THE ARCHITECTURAL DESIGN. THE UNDULATING ROOF FORM, IN COMBINATION WITH DISTRIBUTION OF GLAZED AREAS, ARE THE TWO PRIMARY MOVES THAT CREATE THE SCALE RESPONSES. *REFER TO ARCHITECTURAL MASSING DIAGRAMS.*

RESPONSE: COMPLIES. NOT APPLICABLE. THIS PROJECT DOES NOT INVOLVE THE RENOVATION, RESTORATION, OR ADDITION OF A HISTORIC STRUCTURE.

9. Use Architectural Contrast Wisely: Contrast is essential to creating an interesting urban environment. Used Wisely, contrast can help to provide focus and drama, announce a socially significant use, help define an area and clarify how the downtown is organized.	Description ... Contrast employed at a large scale should be reserved exclusively for civic buildings. ... Recommended • Building contrast created by a unique site • Civic building contrast on a large scale RESPONSE: COMPLIES. BECAUSE OF ITS CIVIC USE, THE DESIGN OF THE BUILDING, LANDSCAPE, AND PEDESTRIAN ENVIRONMENT UTILIZE “LARGE SCALE ARCHITECTURAL CONTRAST” TO DIFFERENTIATE THE LIBRARY FROM OTHER MORE COMMON BUILDING USES. THIS CONTRAST HAS BEEN CAREFULLY CRAFTED IN RESPONSE TO SITE CONDITIONS, EXISTING ARCHITECTURAL VOCABULARY, MILWAUKIE HISTORY AND CULTURE. REFER TO THE ‘PROJECT STATEMENT’ FOR A BROADER EXPLANATION OF THE DESIGN’S USE OF CONTRAST.
10. Integrate Art: Public art should be used sparingly. It should not overwhelm outdoor spaces or render building mere backdrops. When used, public art should be integrated into the design of the building or public open space.	RESPONSE: COMPLIES. THE PROJECT BUDGET INCLUDES A BUDGET FOR INTEGRATED ARTWORK. THE ARTIST AND ARTWORK HAVE YET TO BE IDENTIFIED, BUT WILL BE TASTEFULLY SELECTED AND INTEGRATED INTO THIS PROJECT.
PEDESTRIAN EMPHASIS GUIDELINES	In Downtown Milwaukee, the pedestrian is the priority. These guidelines address the ways in which buildings and spaces may be designed to create a convenient, comfortable, human-scaled environment that people will want to be in.

1. Reinforce and Enhance the Pedestrian System: Barriers to pedestrian movement and visual and other nuisances should be avoided or eliminated, so that the pedestrian is the priority in all development.	RESPONSE: COMPLIES. PEDESTRIAN ACCESS TO BOTH THE LIBRARY AND SCOTT PARK BEYOND IS DIRECT, CLEAR AND INVITING. • THE EXISTING LIBRARY ENTRANCE IS ELEVATED A FEW FEET ABOVE THE SIDEWALK REQUIRING PATRONS TO CLIMB MULTIPLE STAIR RUNS OR TAKE A CIRCUITOUS RAMP. THE FINISHED FLOOR ELEVATION OF PROPOSED DESIGN IS ESSENTIALLY FLUSH WITH ENTRY WALKWAY. • THE EXISTING PATH TO SCOTT PARK ZIGZAGS AROUND THE PARKING LOT AND EXISTING BUILDING WHICH COMPLICATES WAYFINDING FOR PEDESTRIANS ENTERING THE SITE FROM HARRISON. THE PROPOSED SITE PLAN STRAIGHTENS THE PEDESTRIAN ACCESSWAY, PRIORITIZING IT BEFORE THE PARKING LOT.
2. Define the pedestrian environment: Provide human scale to the pedestrian environment, with variety and visual richness that enhance the public realm.	RESPONSE: COMPLIES. MARKED WITH A GRAND, SHELTERING CANOPY WITH ELEGANT SUPPORTING COLONNADE AND A SERIES OF LANDSCAPED AREAS FEATURING NATIVE AND SYMBOLIC PLANT SPECIES, THE PEDESTRIAN PATH IS THE PRIMARY CIRCULATION FOCUS. REGARDING THE WEST BUILDING ELEVATION AND ITS IMPACT TO THE PEDESTRIAN ENVIRONMENT, [FROM THE ‘CONSIDER CONTEXT’ RESPONSE ABOVE] OUT OF RESPECT FOR THE PRIVACY FOR THE RESIDENTIAL PROPERTIES AND IN SUPPORT OF THE CONCEPT OF HAVING THE INTERIOR PUBLIC SPACES OPEN UP TO THE NATURAL SITE RESOURCES RATHER THAN THE PARKING LOT, THE WEST FACADE HAS BEEN CRAFTED TO BE MORE OPAQUE, WHICH ALSO HELPS TO LIMIT AFTERNOON HEAT GAIN. TO AVOID CREATING AN INHOSPITABLE PEDESTRIAN ENTRYWAY, BUILDING FENESTRATION HAS BEEN ORCHESTRATED TO PROVIDE FENESTRATED SLICES ALL THE WAY THROUGH THE BUILDING, AFFORDING INTRIGUING VIEWS FROM THE WESTERN SIDEWALK THROUGH TO THE TREE CANOPY ON THE EAST. REFER TO THE BUILDING ELEVATIONS AND “VIEWS THROUGH FLOOR PLAN DIAGRAM”.
3. Protect the Pedestrian from the Elements: Protect pedestrians from wind sun and rain.	
4. Provide Places for Stopping and Viewing: Provide safe, comfortable places where people can stop to sit and rest, meet and visit with each other and otherwise enjoy the downtown surroundings.	
5. Create Successful Outdoor Spaces: Spaces should be designed for a variety of activities during all hours and seasons.	
6. Integrate Barrier-free Design: Accommodate handicap access in a manner that is integral to the building and public right-of-way and not designed merely to meet minimum building code standards	

RESPONSE: COMPLIES. A GRAND, SHELTERING CANOPY EXTENDS FROM THE BUILDING TO CONTINUOUSLY PROTECT PEDESTRIANS ALL THE WAY FROM HARRISON TO THE MAIN ENTRY. REFER TO SITE ENTRY RENDERINGS
RESPONSE: COMPLIES. A PAIR OF BENCHES NEAR THE MAIN ENTRANCE GIVE PEDESTRIANS AN OPPORTUNITY TO SIT AND REST, WAIT FOR THE LIBRARY TO OPEN OR WAIT FOR A RIDE.
RESPONSE: COMPLIES. OUTDOOR SPACES, AND PATHWAYS HAVE BEEN SCALED TO REFLECT A PROMINENT CIVIC USE AND HAVE BEEN DESIGNED TO SUPPORT A RANGE OF ACTIVITIES AND GROUP SIZES.
• LARGER ACCESSWAYS CAN SUPPORT MORE ACTIVITIES, AND AMENITIES THAN A TYPICAL SIDEWALK SECTION • OCCUPIABLE LANDSCAPE AREAS, PARTICULARLY THE CHILDREN’S GARDEN WITHIN PHASE II OF THE LANDSCAPE INSTALLATION, ARE DESIGNED TO SUPPORT A VARIETY OF ACTIVITIES AND GROUP SIZES.
RESPONSE: COMPLIES. ONE OF THE PRIMARY FACTORS IN SELECTING A SINGLE STORY LIBRARY WAS TO PROVIDE UNIVERSAL ACCESS FOR PATRONS. THE DESIGN, UNLIKE THE EXISTING LIBRARY PROVIDES, DIRECT, BARRIER-FREE SITE ACCESS, INCLUDING THE ENTIRETY OF THE LIBRARY INTERIOR.

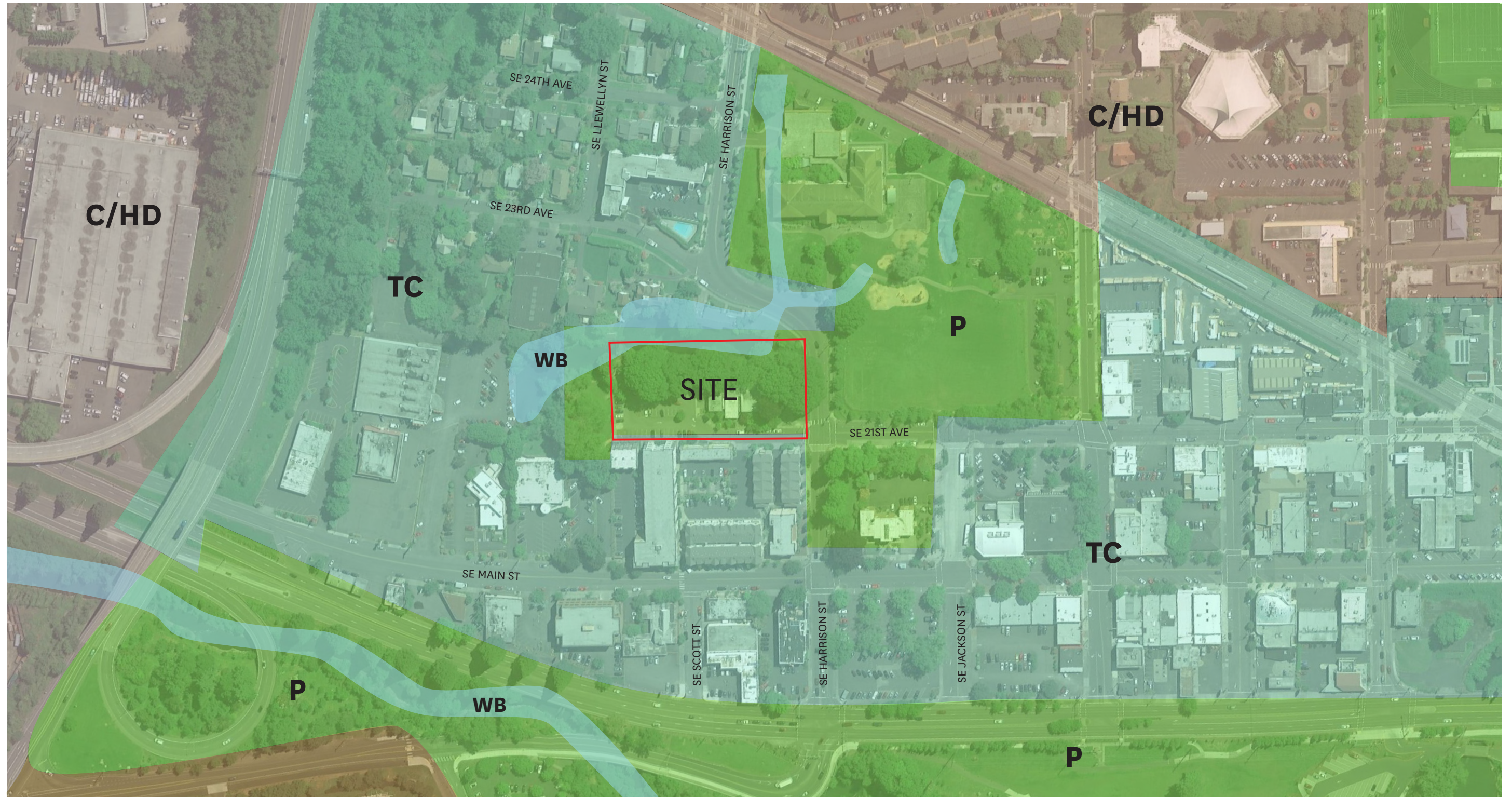
ARCHITECTURAL GUIDELINES

1. Corner Doors: Locate Entry doors on corners of commercial and retail buildings wherever possible.

The Architecture Guidelines promote quality development while reinforcing the individuality and spirit of Milwaukee. The guidelines promote architectural types indigenous to Milwaukee and/or the Northwest. Buildings in Milwaukee should seem to be “at home” there, reflecting its character and heritage, suiting its climate, landscape and downtown street grid. Within each downtown planning area, building proposals must consider and respond to selected requirements from the following architectural criteria:
RESPONSE: LIBRARY PATRONS CAN GENERALLY BE DIVIDED INTO THREE GROUPS BASED ON THEIR PRIMARY REASON FOR VISITING: KIDS LIBRARY, ADULTS LIBRARY, COMMUNITY EVENTS. IDEALLY, EACH OF THESE GROUPS, ENTERING FROM A COMMON POINT FOR SECURITY PURPOSES, CAN DIRECTLY ACCESS EACH OF THEIR RESPECTIVE AREAS WITHOUT NEEDING TO DISRUPTIVELY CIRCULATE THROUGH ANOTHER GROUP’S AREA. ITS FOR THIS REASON, THE ENTRANCE WAS NOT LOCATED AT CORNER OF THE BUILDING, BUT CLOSER TO THE MIDDLE. ADDITIONAL ASPECTS: UNIVERSAL ACCESS, BUILDING MASSING, CONSTRUCTION COST AND OPERATIONAL EXPENSE LIMITATIONS, WHICH ARE DESCRIBED WITHIN THE MAIN WRITTEN STATEMENT, HAVE ALSO CONTRIBUTED TO THE PREFERENCE OF A MID-BLOCK ENTRANCE.
TO COMPENSATE, EMPHASIS HAS BEEN PLACED ON A WELCOMING BUILDING PRESENCE AND PEDESTRIAN ENVIRONMENT AT THE SOUTHWEST CORNER OF THE SITE, WHICH AIMS TO CREATE A HEIGHTENED SENSE OF ARRIVAL. [FROM THE ‘CONSIDER CONTEXT’ RESPONSE ABOVE] “IN CONTRAST TO THE EXISTING LIBRARY’S SIGNIFICANT SETBACK FROM HARRISON AND BUFFERING LANDSCAPE, THE IMPROVED LIBRARY BOLDLY OCCUPIES THE SOUTH WEST CORNER OF THE SITE AND FEATURES LARGE WINDOWS REVEALING A CAFE-STYLE, READING ROOM. THE GOAL IS TO CREATE A HIGHLY-VISIBLE, INVITING SYMBOL OF THE LIBRARY WITH THIS ACTIVE URBAN SPACE.” THE PEDESTRIAN ACCESSWAY,

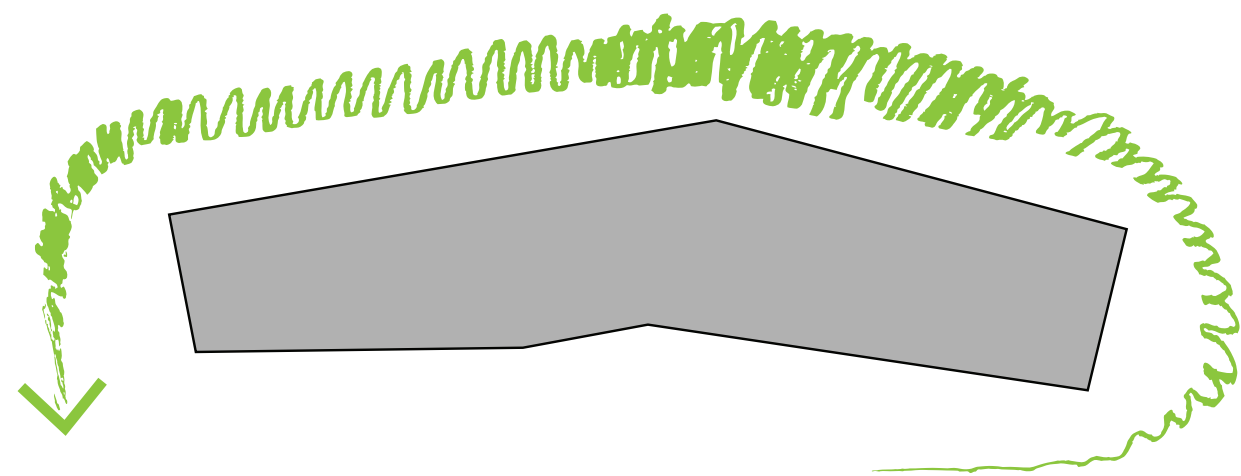
	[FROM THE ‘ <i>DEFINE THE PEDESTRIAN ENVIRONMENT</i> ’ RESPONSE ABOVE] MARKED WITH A GRAND, SHELTERING CANOPY WITH ELEGANT SUPPORTING COLONNADE...” CREATES A GATEWAY AND MEMORABLE ENTRANCE TO THE LIBRARY AND SCOTT PARK SITE. REFER TO THE BUILDING ENTRY RENDERINGS.		
2. Retail and Commercial Doors: Doors should create an open and inviting atmosphere.	RESPONSE: COMPLIES. GLAZED DOORS, ARE PART OF A LARGE GLAZED STOREFRONT, THROUGH WHICH, VISITORS CAN SEE THE TREE CANOPY OF SCOTT PARK STRAIGHT THROUGH THE FOYER AND CENTRAL AREA OF THE LIBRARY. REFER TO THE FLOOR PLAN AND “VIEWS THROUGH FLOOR PLAN DIAGRAM”	10. Green Architecture: New construction or building renovation should include sustainable materials and design	RESPONSE: COMPLIES. REFER TO THE MAIN WRITTEN STATEMENT FOR OUR APPROACH TO SUSTAINABILITY. - COMMITTED TO AND TRACKING THE ENERGY TRUST OF OREGON’S PATH TO NET ZERO PROGRAM AND ENERGY USE TARGET - PHOTOVOLTAIC SOLAR PANEL ARRAY, SIZED IN ACCORDANCE WITH THE STATE OF OREGON’S GREEN TECHNOLOGY REQUIREMENT - EXTENSIVE USE OF RENEWABLE MATERIAL: CEDAR SIDING AND CEILINGS - OPTIMIZED DAYLIGHTING, TAKING ADVANTAGE OF SITE CONDITIONS - HIGHLY EFFICIENT, CLEAN, (COMFORTABLE, AND QUIET) RADIANT SLAB HEATING AND COOLING - HIGHLY EFFICIENT WALL AND ROOF ASSEMBLIES - OPTIMIZED SHADING VIA THE BROAD CANOPY AND VERTICAL WOOD SCREENS TO CONTROL PROBLEMATIC SOUTHERN AND WESTERN SOLAR GLARE AND THERMAL GAIN.
3. Residential Doors: Residential front doors should define and friendly transition between the public and private realm.	RESPONSE: NOT APPLICABLE. NO RESIDENTIAL DOORS INCLUDED IN THIS PROJECT.		
4. Wall Materials: Use materials that create a sense of permanence.	RESPONSE: OUR PRIMARY WALL ASSEMBLY, A WELL-INSULATED, CEDAR SIDING CLAD, RAIN SCREEN IS A DURABLE, HIGH PERFORMANCE ASSEMBLY. CEDAR, A RENEWABLE, ROT AND INSECT RESISTANT, MATERIAL WAS SELECTED TO BETTER RELATE TO THE ADJACENT SCOTT PARK NATURAL AREA. OTHER PRIMARY AND SECONDARY MATERIALS INCLUDE INSULATED GLAZING UNITS, AND SHEET METAL SIDING AND TRIM	11. Building Security: Buildings and site planning should consider and employ techniques that create a safe environment.	RESPONSE: COMPLIES. WELL-ILLUMINATED PEDESTRIAN AND PARKING AREAS HELP TO KEEP THE SITE SAFE AFTER HOURS. A SECURITY SYSTEM, INCLUDING VIDEO SURVEILLANCE AND INTRUSION DETECTION HELP TO DETER MISCHIEF. THE BUILDING’S FOOT PRINT EXTENDS SIGNIFICANTLY FARTHER NORTH THAN THE EXISTING BUILDING PROVIDING MORE REGULAR ACTIVITY AND PUBLIC PRESENCE CLOSE TO THE NORTH END OF SCOTT PARK INCLUDING THE AMPHITHEATER.
5. Wall Structure: Use scale defining devices to break up the longitudinal dimensions of buildings, creating a comfortable sense of enclosure by establishing an uninterrupted street edge.	RESPONSE: COMPLIES. VERTICAL, GLAZING AND SHEET METAL PANEL BANDS, OCCASIONALLY INCLUDING DOORS, PUNCTUATE BUILDING FACADES, OFFERING VIEWS INTO FURNISHED OCCUPIED INTERIOR SPACES.	12. Parking Structures: Parking structures should be designed so that they appear like most other buildings in the downtown.	RESPONSE: NOT APPLICABLE. PROJECT DOES NOT INCLUDE A PARKING STRUCTURE
6. Retail Windows: Use windows that create an open and inviting atmosphere.	RESPONSE: NOT APPLICABLE. PROJECT IS NOT RETAIL. THE BUILDING DESIGN DOES HOWEVER, USE WINDOWS TO CREATE AN OPEN, INVITING ATMOSPHERE.	LIGHTING GUIDELINES <i>Lighting should not only provide nighttime security, but also encourage nighttime patronage of businesses and restaurants. Lighting should create an atmosphere of festivity and activity - especially where special elements or places are concerned. Utilitarian application of glaring, offensively colored lights is not appropriate for downtown. Each development proposal must consider and respond to selected requirements from the following lighting criteria:</i>	
7. Residential Bay Windows: Provide Bays to add visual interest to facade and interesting views and outdoor spaces from the interiors	RESPONSE: NOT APPLICABLE. PROJECT IS NOT RESIDENTIAL	1. Exterior Building Lighting: Architectural lighting should be an integral component of the facade composition	RESPONSE: NOT APPLICABLE. SOLELY-AESTHETIC LIGHTING OF THE BUILDING HAS BEEN AVOIDED TO MINIMIZE ENERGY CONSUMPTION AND REDUCE DISRUPTION TO ADJACENT HABITATS AND WILDLIFE MIGRATION.
8. Silhouette and Roofline: Create interest and detail in silhouette and roofline	RESPONSE: COMPLIES. THIS IS A PRIMARY ASPECT OF THE LARGE SCALE ARCHITECTURAL CONTRAST. THE UNDULATING ROOF DESIGN DISTINCTLY CREATES A UNIQUE SILHOUETTE AND ROOFLINE. REFER TO RENDERINGS	2. Parking Lot Lighting: Ornamental street lights should be used to be compatible with downtown streetlight standards identified in the Public Area Requirements.	RESPONSE: THE SITE DESIGN FEATURES SIMPLE CONTEMPORARY STREET FIXTURES IN LIEU OF ORNAMENTAL STREET LIGHTS TO BETTER CONTROL LIGHT DISTRIBUTION AND LIMIT LIGHT POLLUTION ALONG THE WEST SIDE OF THE SITE WHICH ABUTS RESIDENTIAL BUILDINGS.
9. Rooftops: Integrate rooftop elements into the building design	RESPONSE: COMPLIES. TO ACCOMMODATE UNSIGHTLY, OTHERWISE ROOFTOP-MOUNTED MECHANICAL UNITS, AN OUTDOOR MECHANICAL COURTYARD HAS BEEN CREATED TO CONCEAL EXTERIOR UNITS.	3. Landscape Lighting: Lighting should be used to highlight sidewalks, street and other landscape features. Landscape Lighting is especially appropriate as a way to provide pedestrian safety during holiday periods.	RESPONSE: COMPLIES. REFER TO THE LANDSCAPE SITE PLAN FOR SITE LIGHTING AND THE ARCHITECTURAL FLOOR PLAN FOR CANOPY MOUNTED LIGHTS

4. Sign Lighting: Sign Lighting should be designed as an integral component of the building and sign composition	RESPONSE: COMPLIES. EXTERNAL SIGNS TO BE SENSITIVELY AND MINIMALLY ILLUMINATED TO AVOID LIGHT POLLUTION.
SIGN GUIDELINES	Signs should make it easy to locate and identify businesses as well as providing other information relevant to getting around and doing business in downtown; however, signs should never overwhelm either buildings or landscape. Moreover, signs should provide information in a highly graphic format that is complementary to downtown architecture. Tasteful logos, symbols and graphics are encouraged. A strong pedestrian orientation should be encouraged for all signs. Development proposals must consider and respond to selected requirements from the following sign criteria:
1. Wall Signs: Signs should be sized and placed so that they are compatible with the building's architectural design	RESPONSE: COMPLIES. REFER TO PAGES 44 & 45 FOR SIGNAGE DETAILS
2. Hanging or Projecting Signs: Hanging signs should be oriented to the pedestrian, and highly visible from the sidewalk	RESPONSE: NOT APPLICABLE. HANGING OR PROJECTING SIGNS NOT INCLUDED IN THIS PROJECT
3. Window Signs: Window Signs should not obstruct views through windows.	RESPONSE: NOT APPLICABLE. WINDOW SIGNS NOT INCLUDED IN THIS PROJECT
4. Awning Signs: Awning signs should be used as alternatives to building or wall signs. They should be designed as a means to attract attention to a shop, office or residential entrance	RESPONSE: NOT APPLICABLE. AWNING SIGNS NOT INCLUDED IN THIS PROJECT
5. Information and Guide Signs: Directional signs should be small scale and of consistent dimensions, and located in a visually logical order. These signs also should provide on-site directional information.	RESPONSE: COMPLIES. PROPOSED GUIDE / DIRECTIONAL SIGN PACKAGE IS GRAPHICALLY CONSISTENT FROM EXTERIOR TO INTERIOR AND LOCATIONS OPTIMIZED FOR WAYFINDING.
6. Kiosks and Monument Signs: Directory monument information signs should illustrate the layout of a development, and list and locate uses or tenants within.	RESPONSE: NOT APPLICABLE. EXTERIOR HANGING OR PROJECTING SIGNS NOT INCLUDED IN THIS PROJECT
7. Temporary Signs: Signs identifying the short-term uses or activities should be allowed on a temporary basis if consistent with the design character of the surrounding area.	RESPONSE: THE DESIGN AND SCALE OF TEMPORARY ACTIVITY SIGNAGE IS CONSISTENT WITH OTHER PERMANENT SIGNAGE





LANDSCAPE SITE PLAN



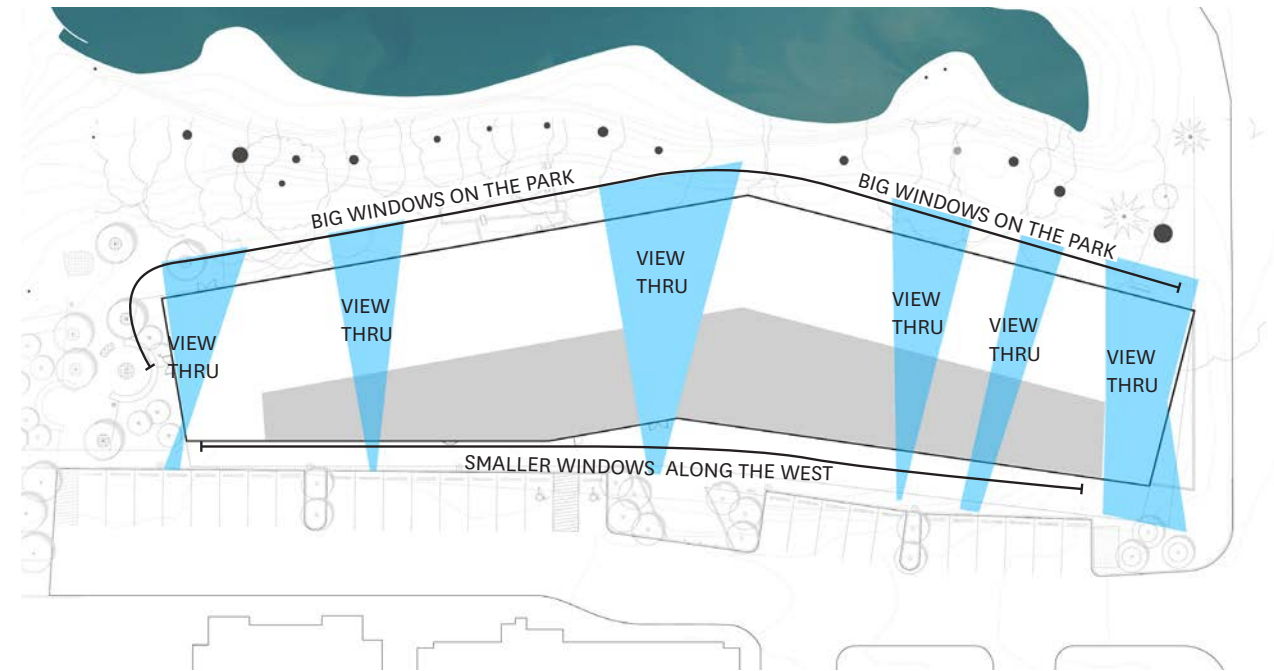
SURROUND THE LIBRARY WITH NATURE



CENTRALIZE MAIN ENTRY & WRAP THE OPEN INTERIOR SPACES AROUND THE BUILDING CORE



SHAPE THE NEW FOOTPRINT TO NAVIGATE NATURAL SITE FEATURES



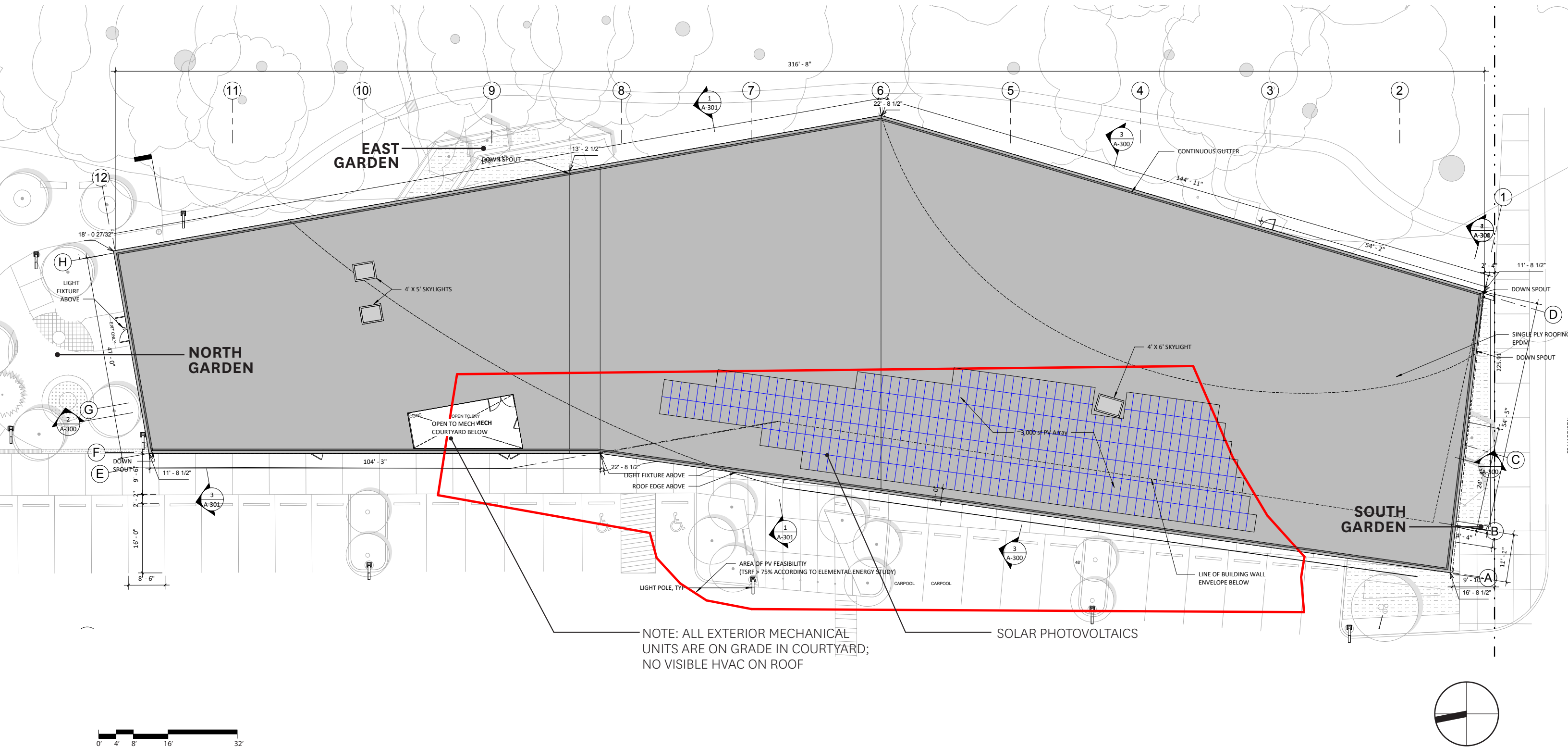
USE WINDOWS FOR VIEWS THROUGH TO PARK & TO OPTIMIZE ENERGY CONSERVATION



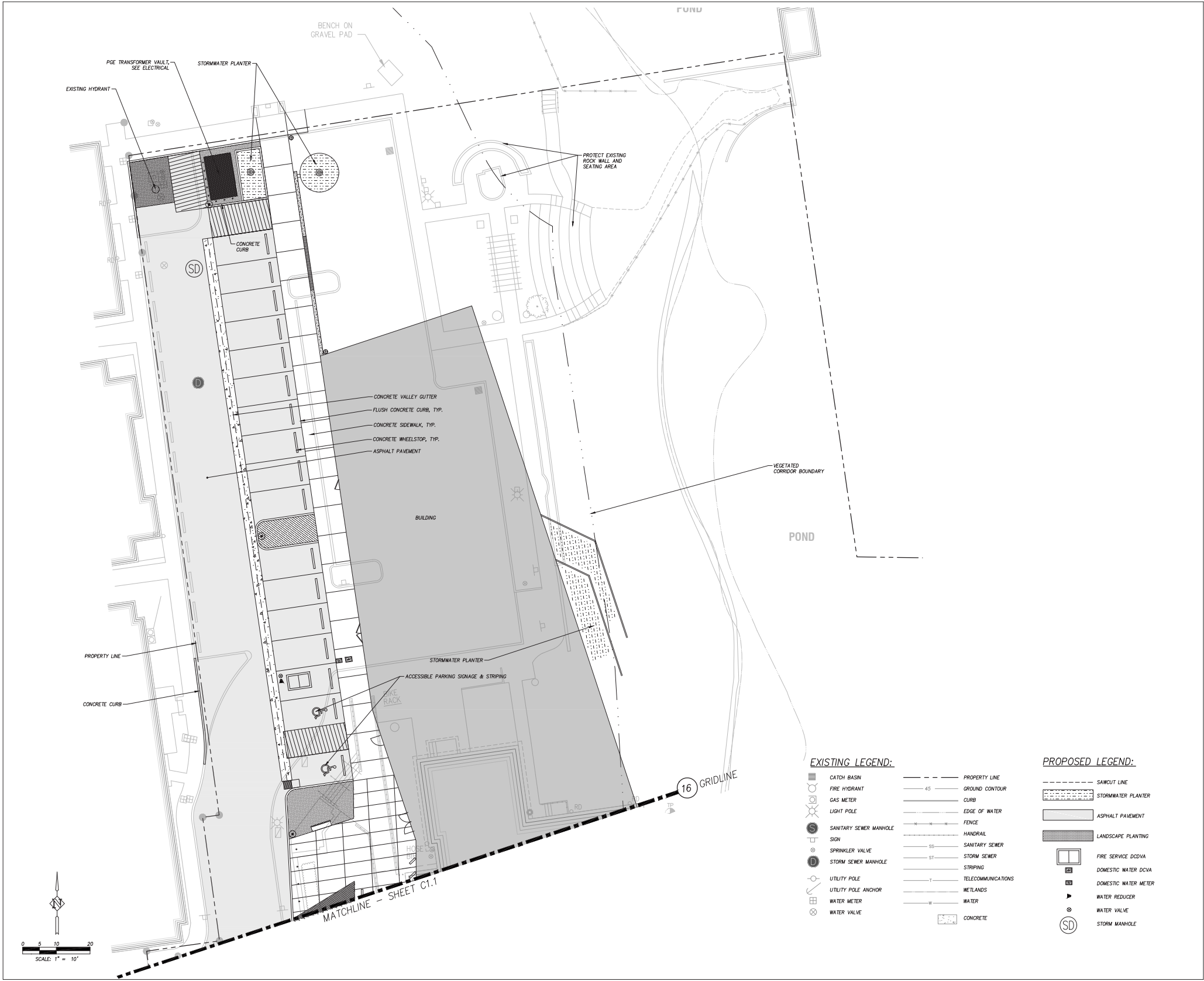
0' 4' 8' 16' 32'



LIBRARY FLOOR PLAN



ROOF PLAN



ARCHITECTS
HACKER
733 SW Oak, Portland, OR 97205
CONSULTANT
Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS

STAMP
NOT FOR CONSTRUCTION
REVISION NO. DATE

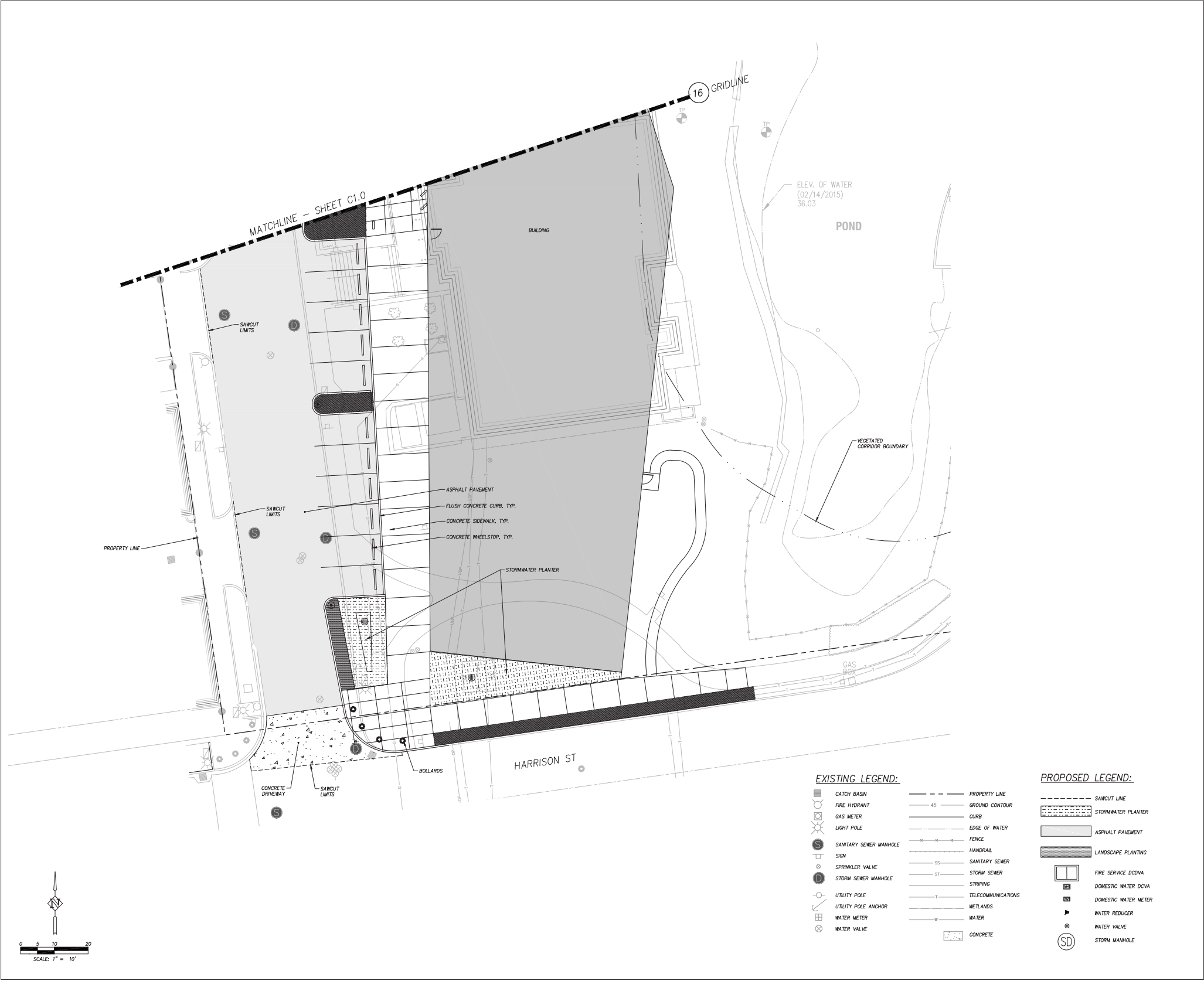
KEY PLAN - (NTS)

Milwaukie Ledding Library

City of Milwaukie
10055 SE 25th Ave, Milwaukie, OR 97266
ISSUANCE
Design Review Set
PROJECT NUMBER
1435
DATE
January 12, 2018
SCALE

SITE PLAN - NORTH

SHEET NUMBER
C1.0



ARCHITECTS
HACKER
733 SW Oak, Portland, OR 97205

CONSULTANT
Harper Houf Peterson Righellis Inc.
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS

STAMP

NOT FOR CONSTRUCTION

REVISION NO. DATE

KEY PLAN - (NTS)

TRUE NORTH PLAN NORTH

Milwaukie Ledding Library

City of Milwaukie
10800 SE 23rd Ave, Milwaukie, OR 97206

ISSUANCE
Design Review Set

PROJECT NUMBER
1635

DATE
January 12, 2018

SCALE

DRAWING TITLE
SITE PLAN - SOUTH

SHEET NUMBER
C1.1



VIEW OF NORTH GARDEN

NORTH GARDEN

North Garden manages stormwater from building roof and maintains a connection to the amphitheater

TREES

-  Cercidiphyllum - Katsura
2" cal, multistem

GARDEN PLANTING

-  Arctostaphylos uva-ursi - Kinnikinnick
1 gal.
- Confederate - Jasmine - Star Jasmine
1 gal.

STORMWATER PLANTING

-  carex obnupta - slough sedge
1 gal.
- juncus patens - rush
1 gal.
- ribes sanguineum - red flowering currant
3 gal.
- cornus kousa - japanese dogwood
2" cal, multistem



NORTH GARDEN PLAN



- WOOD SOFFIT ON CANOPY WITH DOWN LIGHTS
- METAL TRIM
- EXTERIOR SHEET METAL FASCIA
- WOOD SIDING - SEMI-OPAQUE STAINED, TIGHT-KNOT CEDAR BOARD AND BATTEN SIDING
- WOOD SCREEN - 1 X 4 AND 1 X 6 CEDAR STAINED TO MATCH SIDING
- FIBERGLASS WINDOW SYSTEM - BLACK
- STORMWATER PLANTER- CAST IN PLACE CONCRETE

VIEW FROM HARRISON STREET

TREES

acer circinatum - vine maple
1.5" cal, multistem



ulmus propinqua - EMERALD SUNSHINE ELM
4" cal, well branched

GARDEN PLANTING

bouteloua gracilis - blonde ambition grass, 1 gal.

mahonia nervosa - creeping oregon grape
2 gal.

nandina domestica 'gulf stream' - heavenly bamboo, 2
gal.

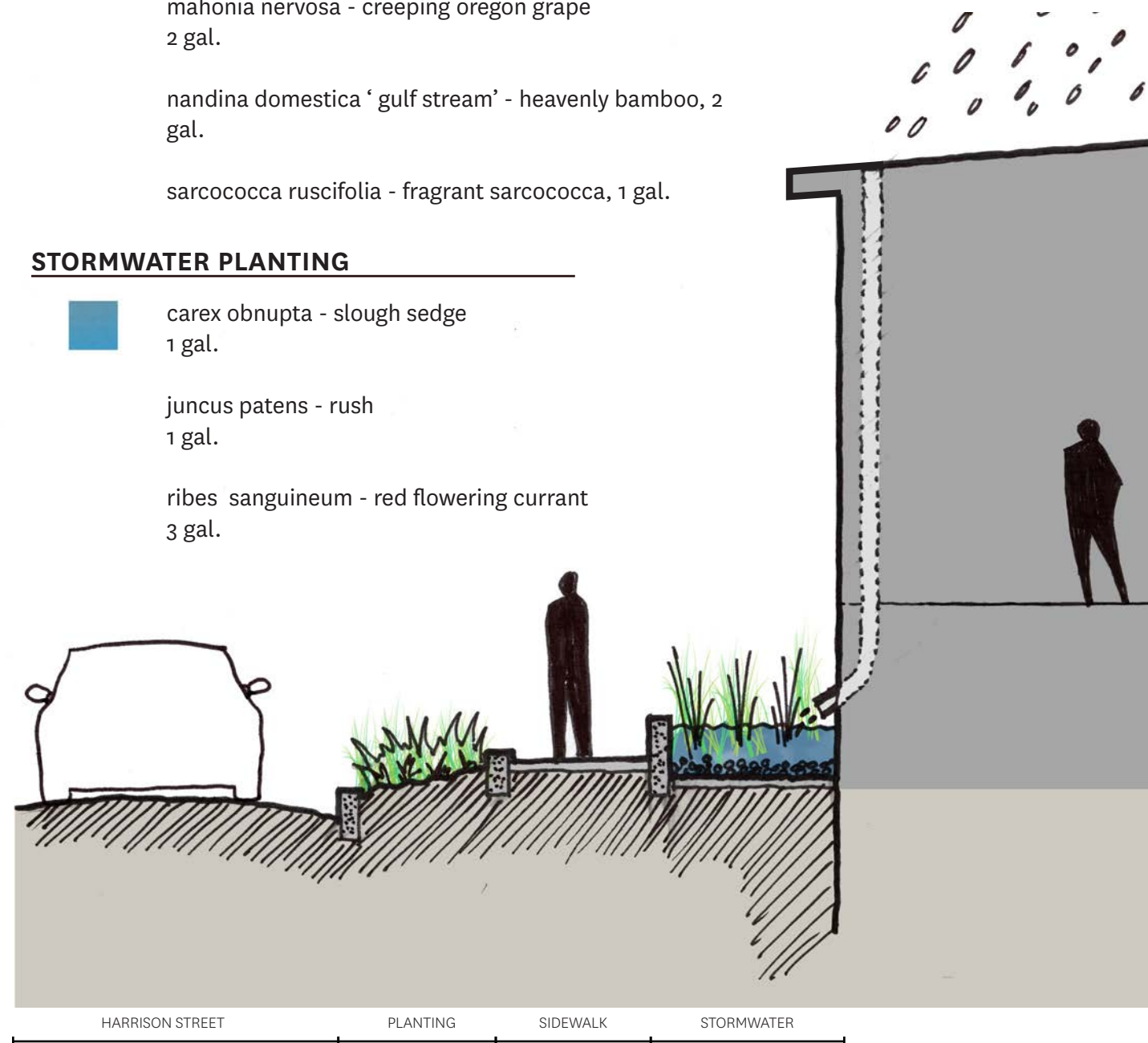
sarcococca ruscifolia - fragrant sarcococca, 1 gal.

STORMWATER PLANTING

carex obnupta - slough sedge
1 gal.

juncus patens - rush
1 gal.

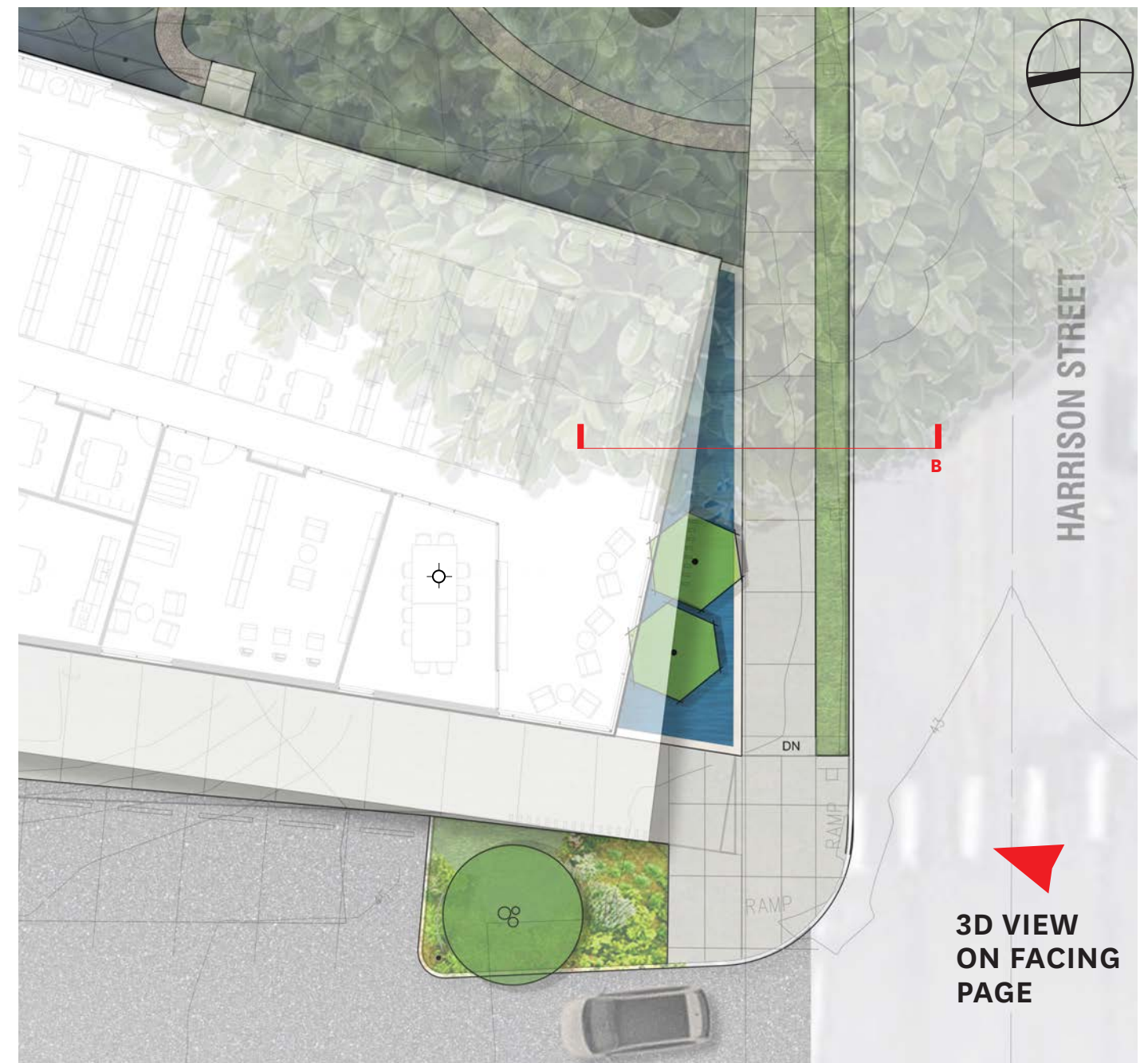
ribes sanguineum - red flowering currant
3 gal.



SOUTH GARDEN SECTION B

SOUTH GARDEN

North Garden manages stormwater from building roof and maintains a connection to the amphitheater

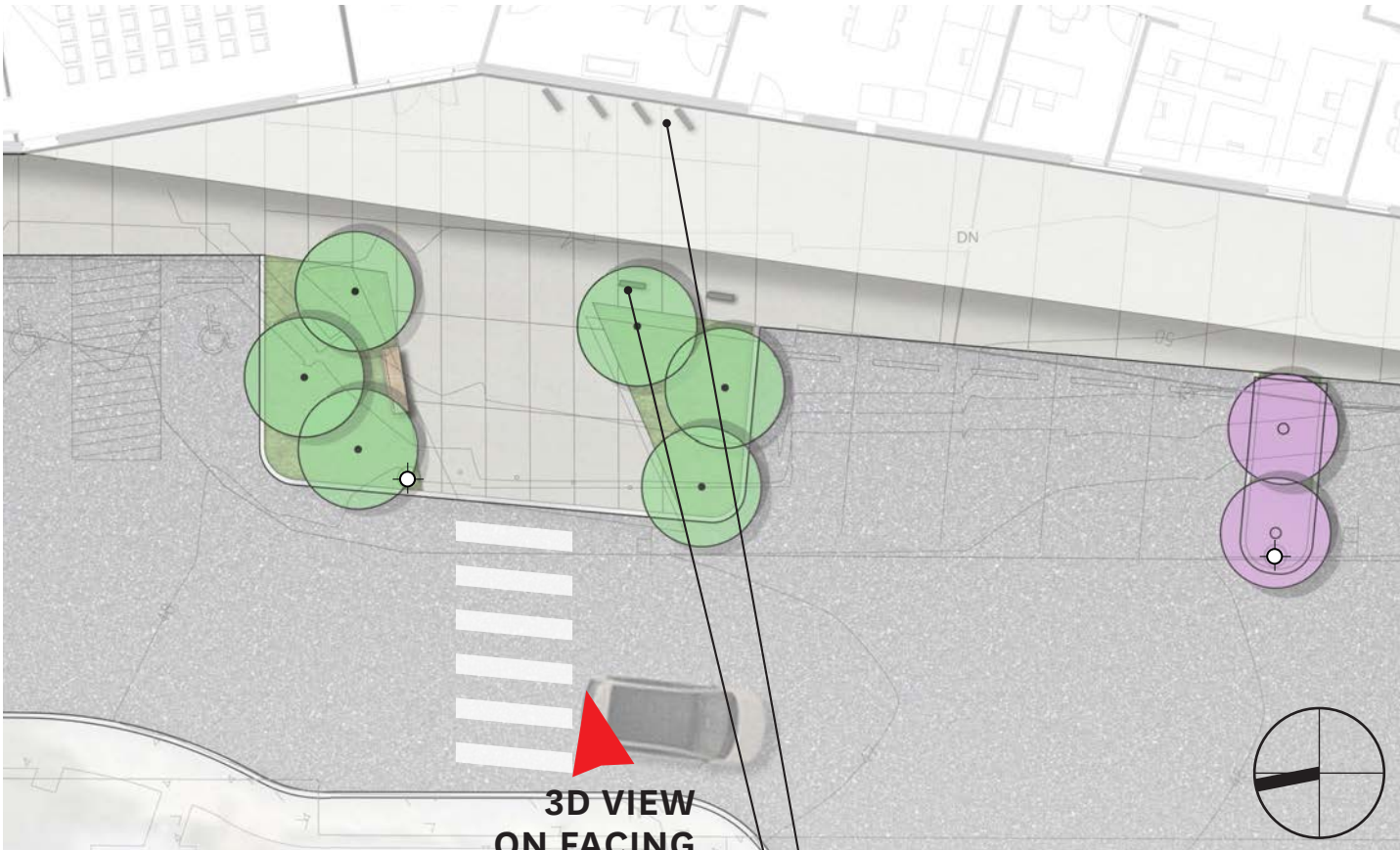




- WOOD SOFFIT
- METAL LOUVER TO MATCH WINDOW MULLIONS
- METAL TRIM / GUTTER
- EXTERIOR SHEET METAL FASCIA
- BOOK DROP
- WOOD SIDING - SEMI-OPAQUE STAINED, TIGHT-KNOT CEDAR TONGUE AND GROOVE SIDING
- METAL COLUMNS
- FIBERGLASS WINDOW SYSTEM - BLACK
- PLANTER

COMMUNITY ROOM MAIN LIBRARY ENTRY

VIEW FROM PARKING AT MAIN ENTRY



TREES



- cornus kousa - japanese dogwood
2” cal, multistem
- lagerstroemia x ‘natchez’ - natchez crape myrtle
2” cal, multistem

GARDEN PLANTING



- bouteloua gracilis - blonde ambition grass, 1 gal.
- mahonia nervosa - creeping oregon grape, 2 gal.
- nandina domestica ‘gulf stream’ - heavenly bamboo, 2 gal.
- sarcococca ruscifolia - fragrant sarcococca, 1 gal.
- spiraea betulifolia - birchleaf spirea
1 cal.

8 COVERED BICYCLE
PARKING SPACES

4 UNCOVERED BICYCLE
PARKING SPACES

ULI-21171
Light Linear PT3



Physical Data

Length • 39.3"

Height • 10' - 20'

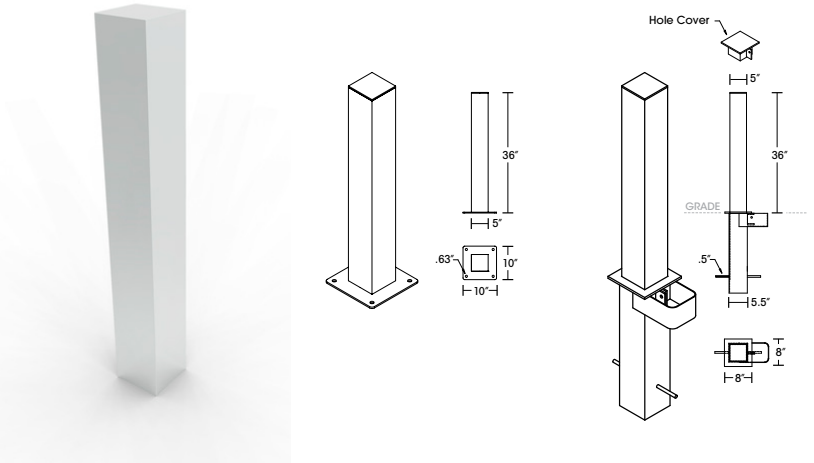
IP65 • Suitable For Wet Locations

IK07 • Impact Resistant

PARKING LOT AND SITE LIGHTING



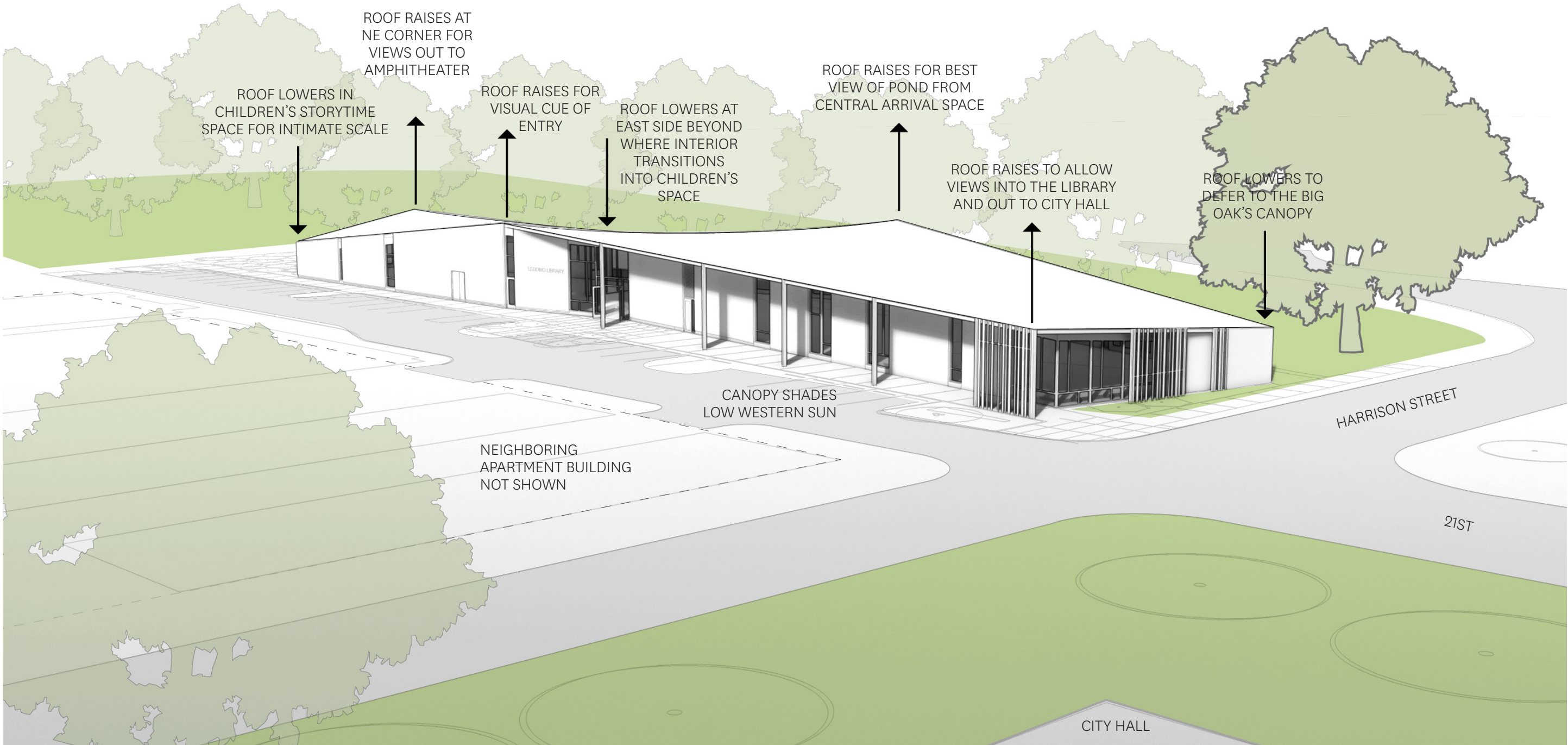
BICYCLE PARKING



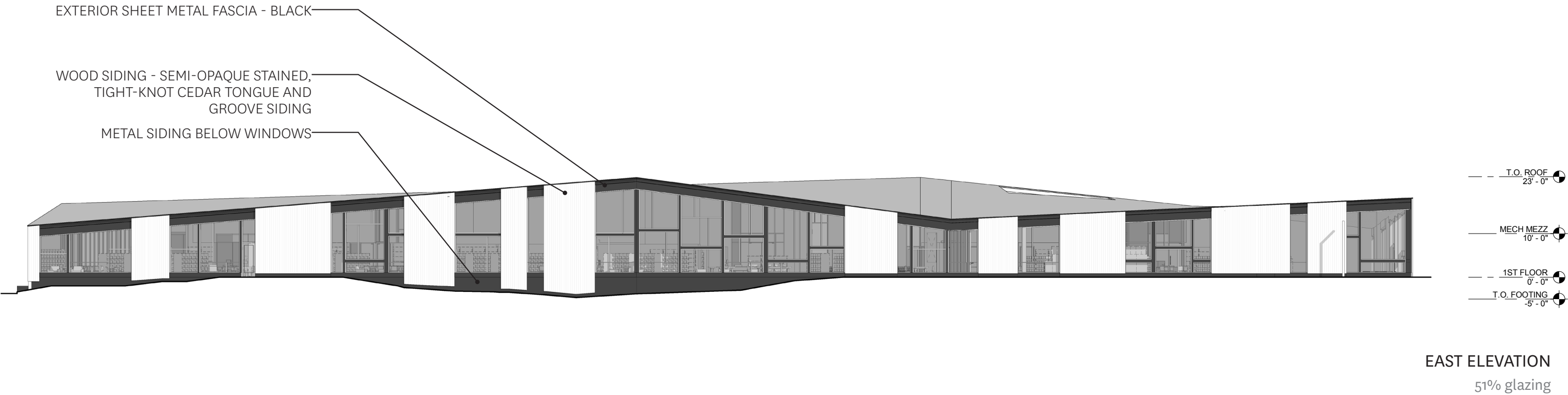
FLAT TOP SQUARE BOLLARDS: HUNTCO 5" FLAT TOP; BLACK

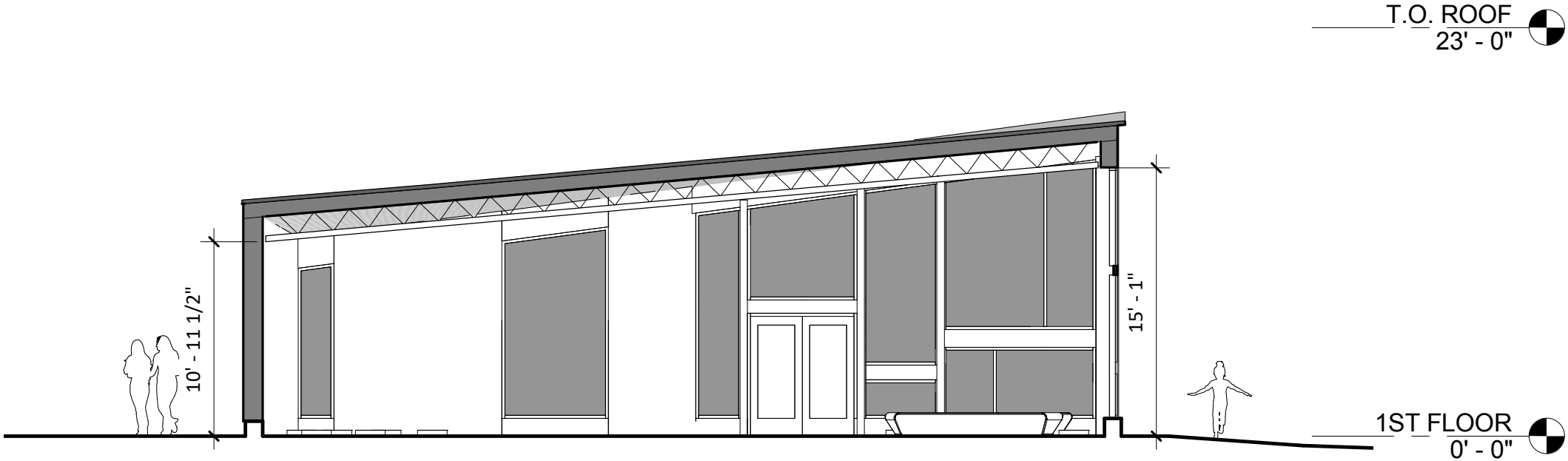
CONNECTED TO MILWAUKIE'S LANDSCAPE

The undulating roof form continues the fluid river shape concept. The continuous roof rises and falls in response to the site's context and natural features

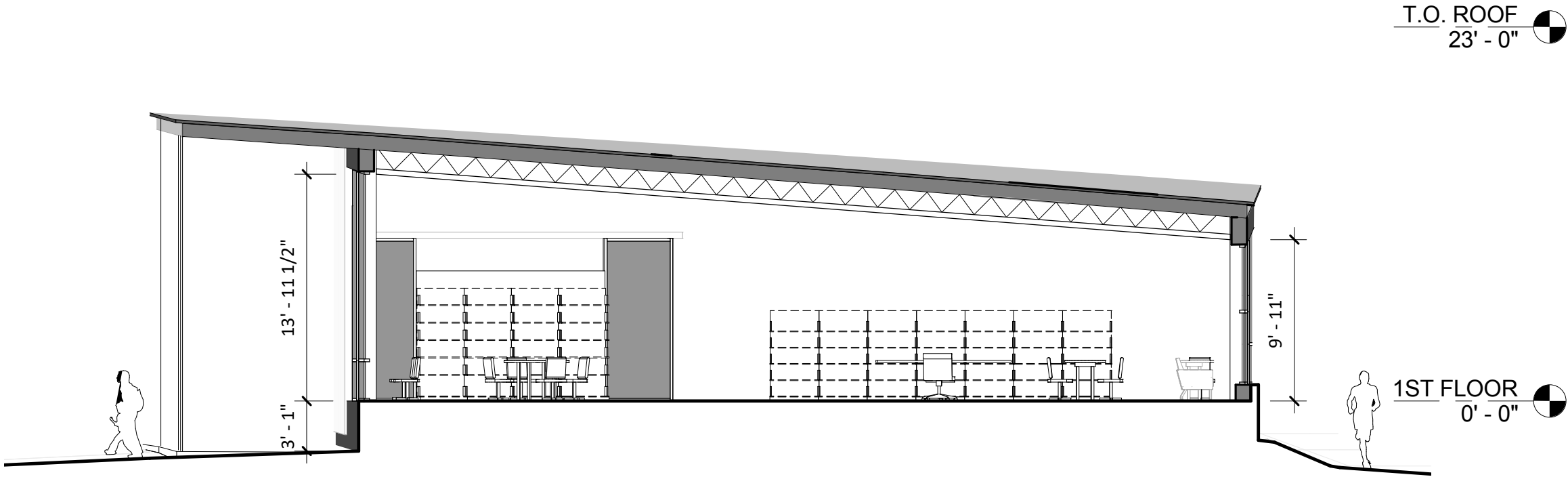


ROOF FORM DIAGRAM



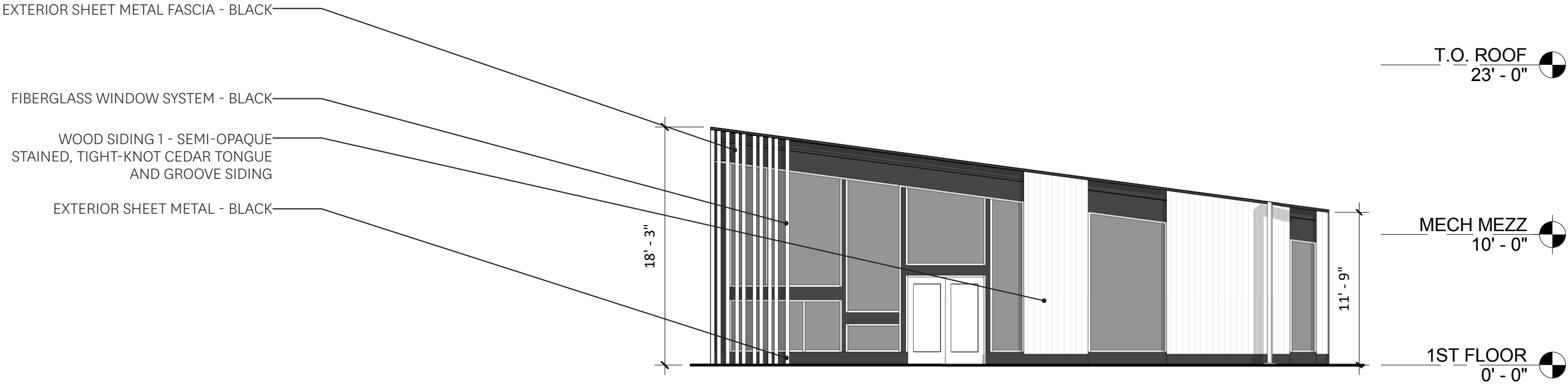


E-W SECTION NEAR READING GARDEN LOOKING NORTH

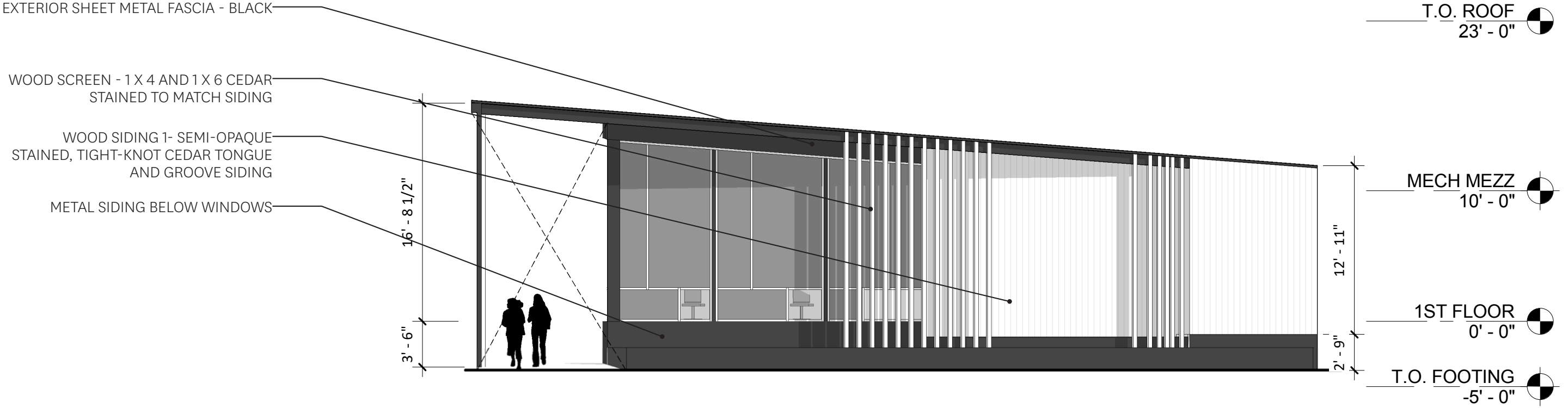


E-W SECTION NEAR HARRISON LOOKING NORTH





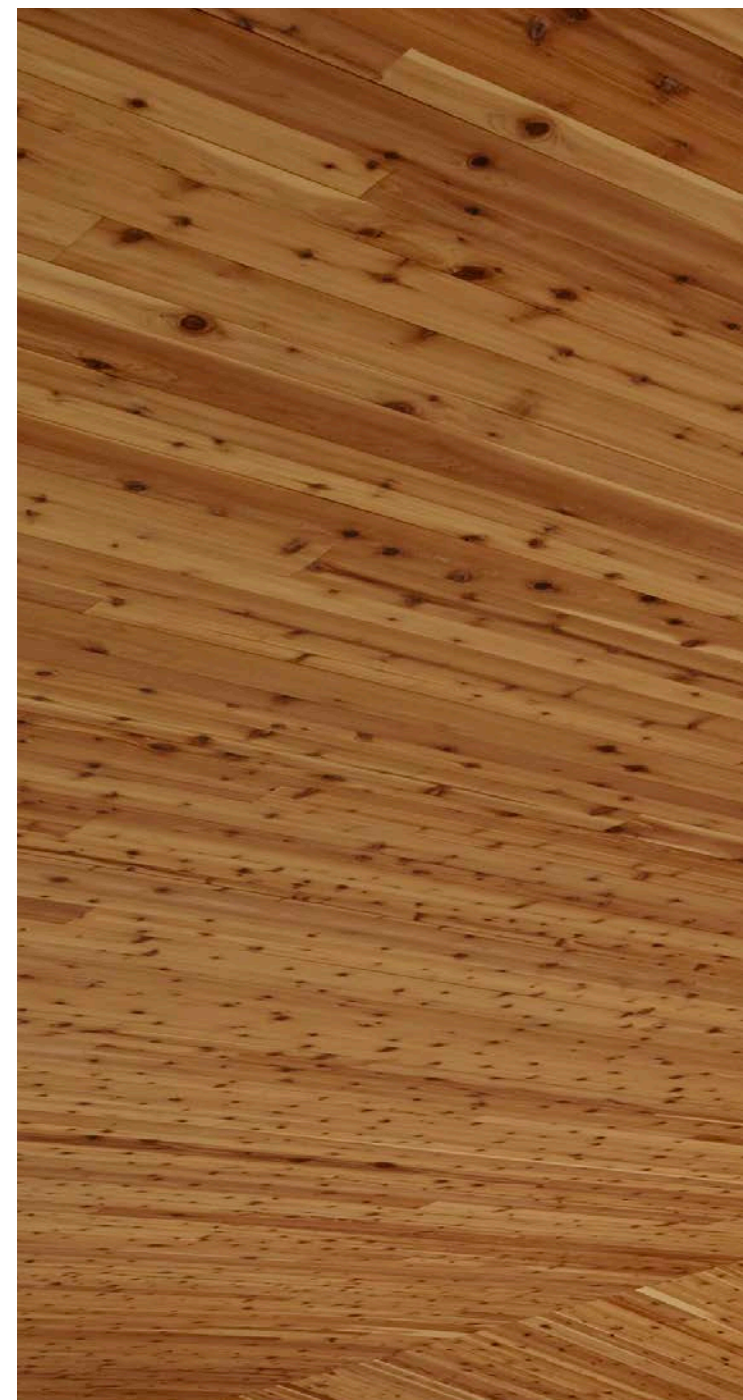
NORTH ELEVATION AT READING GARDEN
53% GLAZING



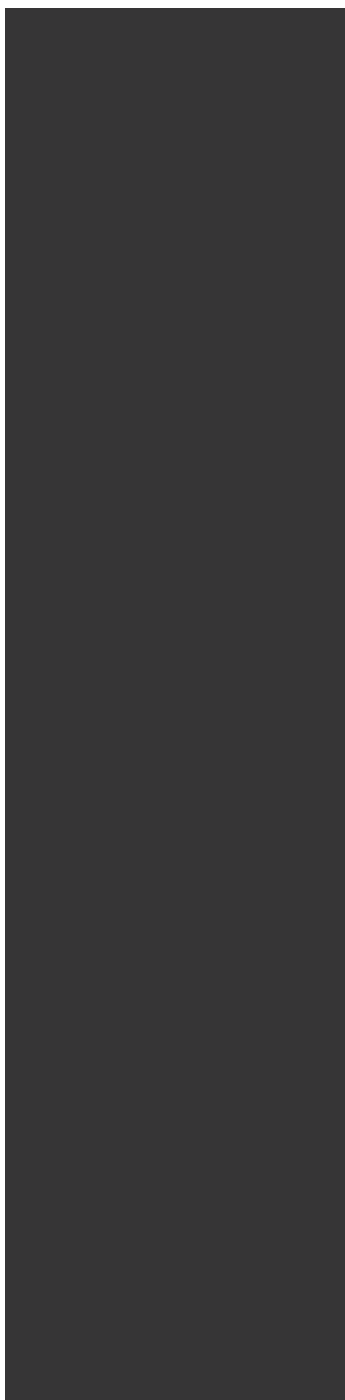
SOUTH ELEVATION AT HARRISON
35% glazing



EXTERIOR BUILDING ELEVATIONS



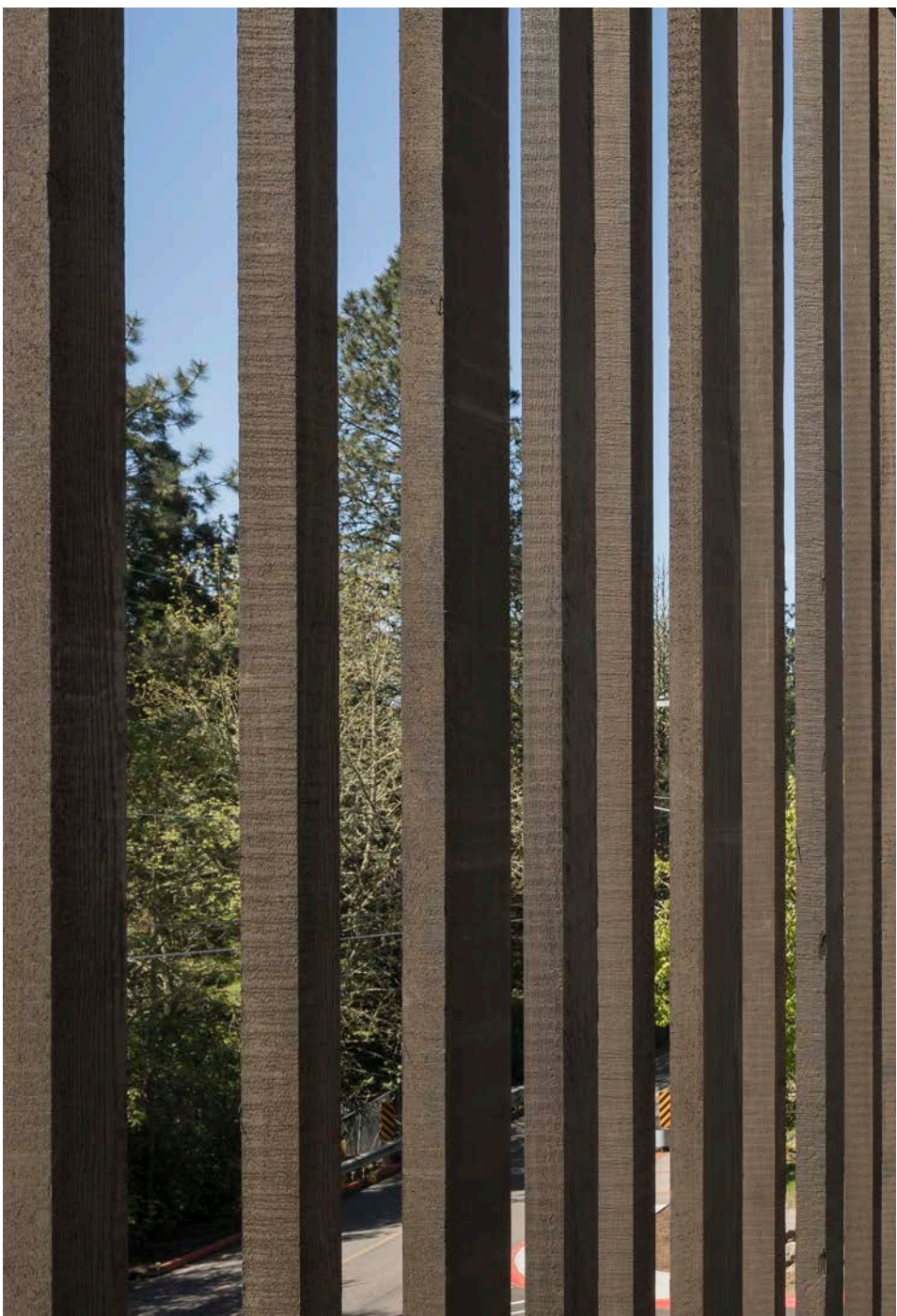
WOOD SOFFIT



FIBERGLASS
WINDOW FRAME
& METAL TRIM
COLOR



WD SIDING 1 - SEMI-OPAQUE STAINED
TOUNGE & GROOVE CEDAR SIDING



WOOD SCREEN



WOOD SCREENS AT HARRISON

**SHEET METAL FLASHINGS AND PAINTED STEEL**

PREFINISHED, KYNAR COATED STEEL - COLOR TO MATCH WINDOWS AND STOREFRONT

GAUGE PER SCHEDULE, UNLESS NOTED OTHERWISE

- TYPICAL FLASHINGS - 22 GA
- COPING - 18 GA
- PARAPET FASCIA - 20 GA
- CURB FASCIA - 20 GA

**FIBERGLASS WINDOWS AND DOORS - CASCADIA**

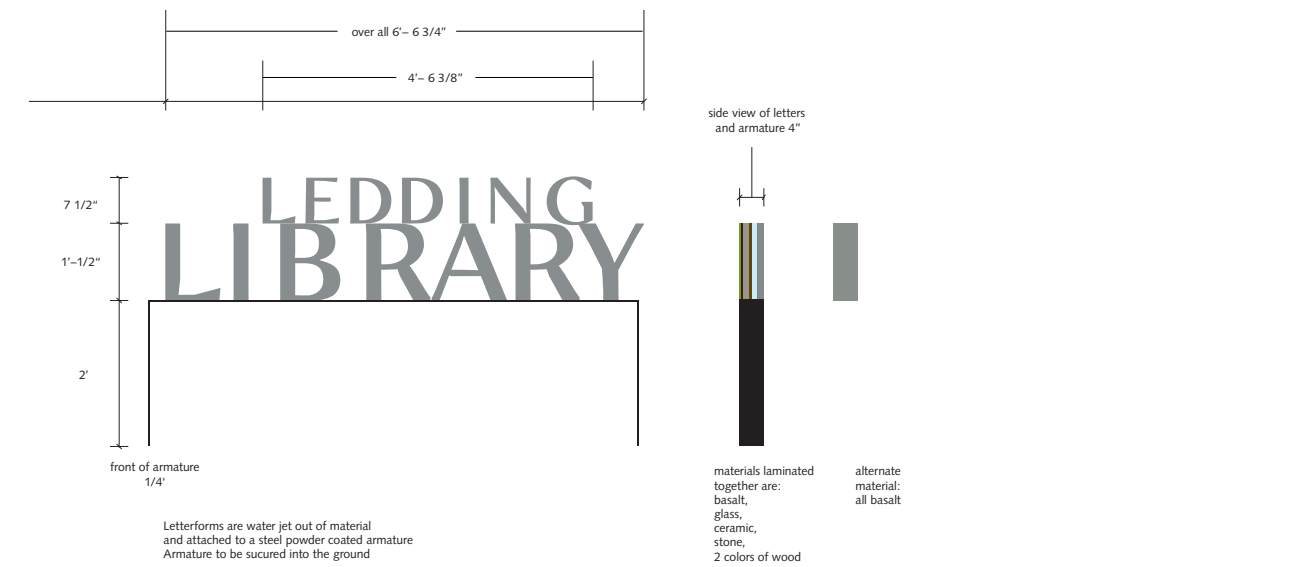
SHEET METAL PANEL - SMOOTH FINISH - PAINTED BLACK TO MATCH VINYL WINDOWS - FACE-FASTENED IN SMALL PANELS WITHOUT INTERMEDIATE JOINTS. SEALED WITH BLACK SEALANT TO MATCHING SHEET METAL FLASHINGS.



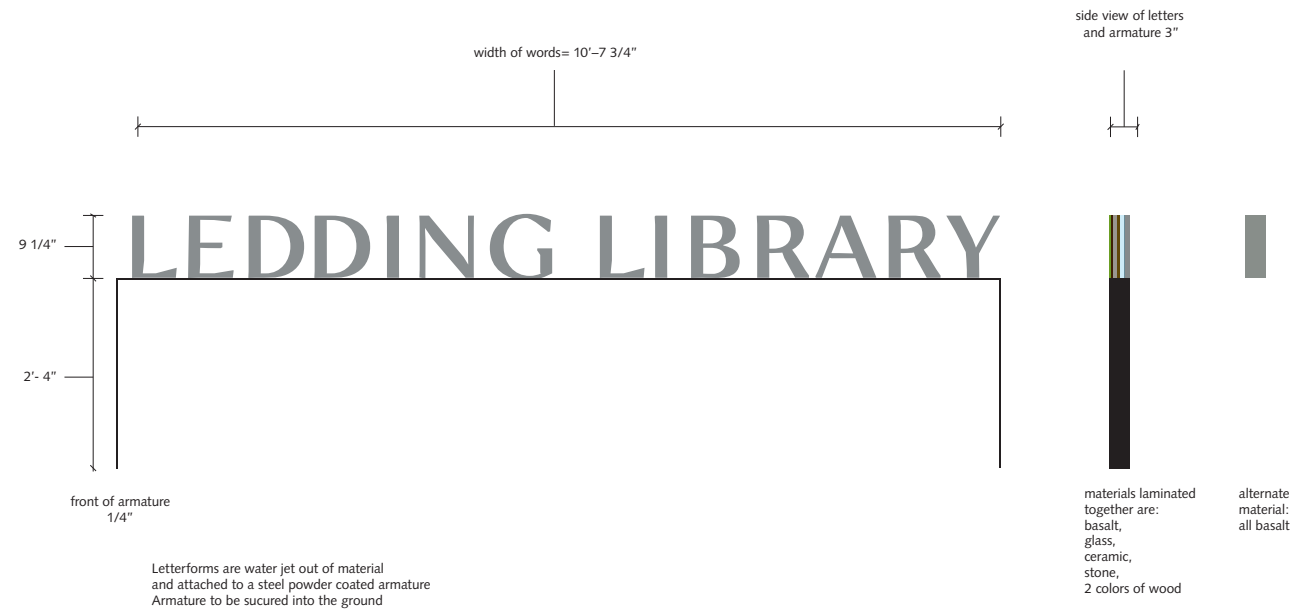
VIEW FROM SCOTT PARK



VIEW OF EAST FACADE FROM HARRISON



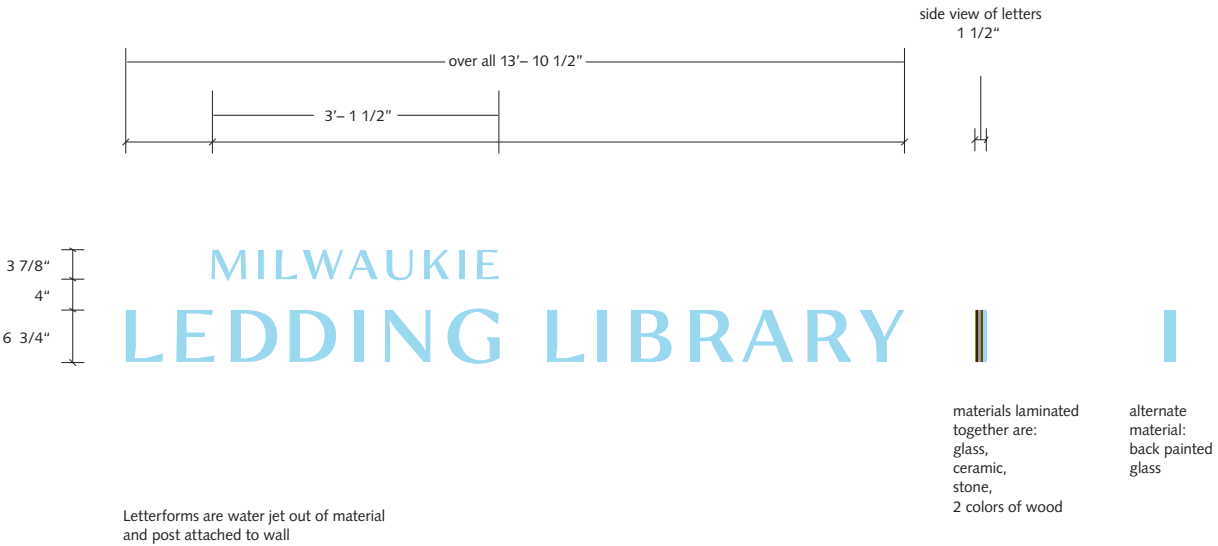
11 EXTERIOR SINGAGE- STREET VIEW (VERSION 1)
QTY: 1



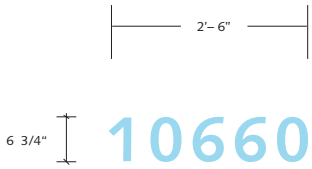
11 EXTERIOR SINGAGE- STREET VIEW (VERSION 2)
QTY: 1

SIGNAGE DRAWINGS/DETAIL





12 EXTERIOR SINGAGE- ENTRY
QTY: 1



Vynil adhered to glass above door

13 EXTERIOR SINGAGE- ADDRESS
QTY: 1 1" =1'-0"