



Height Variance and Parking Modification

Dogwood Station – 2206 SE Washington St
Master File #VR-2021-017

Planning Commission
January 25, 2022
Vera Kolas, Senior Planner

Project Location & Vicinity



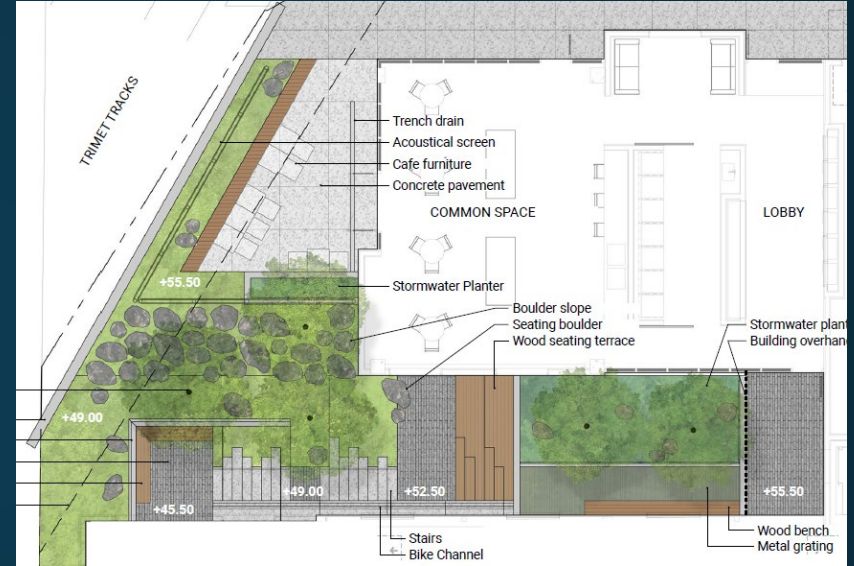
Proposed Development



- Six-story (65 ft) residential building (55 workforce units)
- No on-site parking

Application Components

- ❖ Variance Request (for building height)
- ❖ Parking Quantity Modification
- ❖ Downtown Design Review
- ❖ Transportation Facilities Review



Key Questions

1. Do the building's design and the overall project's public benefits warrant the granting of the requested height variance?
2. Is the requested modification to the required parking quantity justifiable?

Approval Criteria for Building Height Variance in DMU zone (MMC 19.911.6)

Type III Review (discretionary)

- ❑ Consistency with Downtown Design Guidelines
- ❑ Exceptional quality (detailing, appearance, materials) or positive unique relationship to other structures, views, or open space
- ❑ Preserves important views to Willamette River, limits shadows on public open spaces, and ensures step downs and transitions to adjacent neighborhoods
- ❑ Project provides public benefits and/or amenities beyond those required by base zone standards and increases downtown vibrancy and/or helps meet sustainability goals



Downtown Design Guidelines

Five Categories

- Milwaukie Character
- Pedestrian Emphasis
- ~~Architecture~~
- ~~Lighting~~
- ~~Signs~~



Milwaukie
Downtown
Design
Guidelines

Milwaukie, Oregon

Adopted by Milwaukie City Council
April 1, 2003
Resolution 11-2003

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

Building Height



- Set back from rail line
- Maximize access to light and air for tenants
- Steps down
- Preserves views to downtown and Willamette – less than 69 ft
- Public benefits (affordable housing, downtown revitalization)

DLC Recommendations to Planning Commission

- Recommended approval of the height variance
 - Provide a view study
 - Provide information on materials; break up vertical aspect of design
 - Provide photos of materials as installed
 - Suggestions to development team regarding sale or manual deconstruction of the existing structure.
 - Not related to the approval criteria in any way



Approval Criteria for Parking Quantity Modification

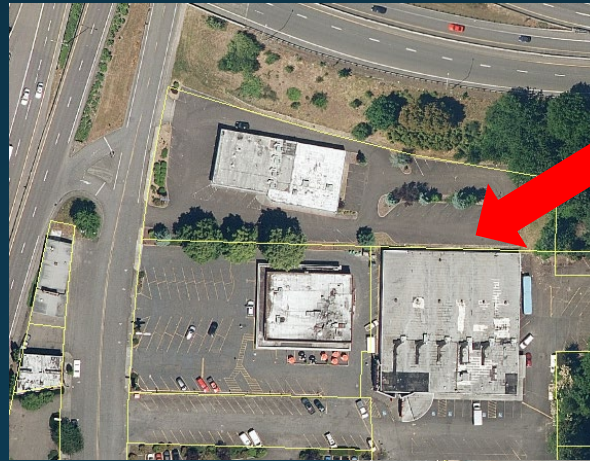
(MMC 19.605.2.C)

- Proposed modification is reasonable
- Transit use, TDM program, and/or characteristics of site users will reduce vehicle use and parking demand
- No adverse affects to on-street parking
- Smallest reduction necessary based on specific circumstances



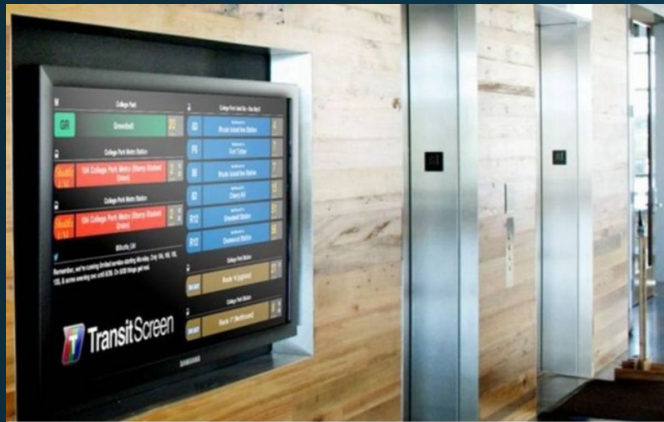
Parking Requirements

- ❑ 55 units in DMU zone
 - 1 space required per multifamily unit
- ❑ By-right reductions to 36 spaces
 - 25% for being in DMU zone
 - Up to 10% for extra bike parking
- ❑ Proposal = 43 off-site spaces (0.78 spaces/unit)
 - ❑ 20 spaces at 10282 SE Main St
½ mile = 8-minute walk
 - ❑ 23 spaces at 2305 SE Washington St.



Transportation Demand Management (TDM) Program

- ❑ Active marketing for car-free living
- ❑ Lobby monitors
- ❑ Zip Car
- ❑ Loading space nearby





2018

City of Milwaukie, Oregon
Downtown Parking Management Strategy

PROJECT SUMMARY AND RECOMMENDATIONS FOR PARKING MANAGEMENT

FINAL REPORT
October 10, 2018

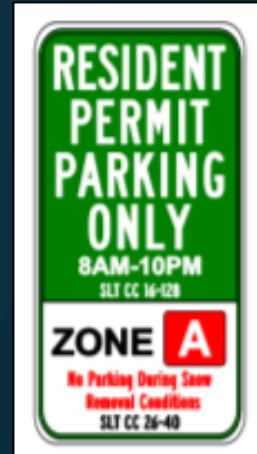


RICK WILLIAMS CONSULTING
Parking & Transportation

Downtown Parking Management

City's strategy adopted in 2018

- Identify opportunities for shared parking
- Enforcement & responsiveness
- Residential permit program



Staff Recommendation

1. Approve the application package (variance, downtown design review, parking quantity modification, and transportation facilities review).
2. Adopt the recommended Findings and Conditions of Approval

Decision-Making Options

1. Approve the application with the recommended Findings and Conditions of Approval
2. Approve the application with additional modifications to the Findings and Conditions of Approval—such modifications need to be read into the record.
3. Continue the hearing.
4. Deny the application.

The 120-day deadline for this application has been extended by the applicant as required (was **April 7, 2022**).

Questions?

