



## AGENDA

### MILWAUKIE DESIGN AND LANDMARKS COMMITTEE Monday, March 13, 2017, 6:30 PM

POND HOUSE  
2215 SE HARRISON ST

- 1.0 **Call to Order—Procedural Matters**
- 2.0 **Meeting Notes—Motion Needed**
  - 2.1 February 6, 2017
- 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—**Public meetings will follow the procedure listed on reverse
  
- 6.0 **Worksession Items**
  - 6.1 Summary: Downtown Design Guidelines Update, Session 14 (Photo Updates, Guideline Updates for Pedestrian Emphasis element)  
Presenter: Brett Kelter, Associate Planner
- 7.0 **Other Business/Updates**
  - 7.1 Officer elections (Chair, Vice Chair)
- 8.0 **Design and Landmark Committee Discussion Items—**This is an opportunity for comment or discussion for items not on the agenda.
- 9.0 **Forecast for Future Meetings:**
  - April 3, 2017 Continue work on DDG updates (sections TBD)
  - May 1, 2017 Continue work on DDG updates (sections TBD)

### 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](mailto: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](http://www.milwaukieoregon.gov).
3. **CITY COUNCIL MINUTES** City Council Minutes can be found on the City website at [www.milwaukieoregon.gov](http://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 his or her 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.

*The City of Milwaukie will make reasonable accommodation for people with disabilities. Please notify us no less than five (5) business days prior to the meeting.*

#### **Milwaukie Design and Landmarks Committee:**

(Vacant), Chair  
Scott Jones  
Lauren Loosveldt  
Cynthia Schuster  
Michael Corrente

#### **Planning Department Staff:**

Denny Egner, Planning Director  
David Levitan, Senior Planner  
Brett Kever, Associate Planner  
Vera Koliass, Associate Planner  
Mary Heberling, Assistant Planner  
Avery Pickard, Administrative Specialist II  
Alicia Martin, Administrative Specialist II

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

**Milwaukie City Hall  
10722 SE Main St  
Monday, February 6, 2017  
6:30 PM**

**COMMITTEE MEMBERS PRESENT**

Sherry Grau, Chair  
Lauren Loosveldt  
Scott Jones

**STAFF PRESENT**

Brett Kelper, Associate Planner (staff liaison)

**ALSO IN ATTENDANCE**

Cynthia Schuster  
Michael Corrente

**MEMBERS ABSENT**

None

**1.0 Call to Order – Procedural Matters**

**Chair Sherry Grau** called the meeting to order at 6:31 p.m.

**2.0 Design and Landmarks Committee Notes**

- 2.1 January 9, 2017
- 2.2 January 23, 2017

**Member Scott Jones** had not yet arrived when this item came up on the agenda. It was tabled until after the worksession item (6.1), at which point **Chair Grau** called for any revisions to either set of notes. There were no comments or revisions, and both set of notes were approved unanimously.

**3.0 Information Items – None****4.0 Audience Participation – None****5.0 Public Meetings – None****6.0 Worksession Items**

- 6.1 Downtown Design Guidelines Update, cont. (photo updates)  
Staff Person: Brett Kelper, Associate Planner

The meeting picked up where the January 23 session left off, focused on updating the current photos in the Downtown Design Guidelines (DDG). **Associate Planner Brett Kelper** reviewed the group's work from the last meeting, which covered various pages in the Milwaukie Character element. Key suggestions or notes for the various pages include the following:

- Page 10 (Intent) = Try to get better quality (higher resolution) photos, perhaps from the Milwaukie Historical Museum. Look for photos of horticulture, old trolley, old dance hall on Elk Rock Island, old drugstore. Add text note about Milwaukie being a recreation destination.
- Page 11 (Sense of Place) = Look for photos of Farmers Market, First Friday, or some other gatherings. Replace MAX photo with steeple at St. John's Catholic Church. Find Riverfront Park photos of the bonfire site or Klein Point.

- Page 12 (Integrate the Environment) = Find a better image of the stormwater feature at North Main Village. Use the Yoga Union space, but with a wider view. Ask the Waldorf School for images of the stream or waterfall feature. Keep the “Not Recommended” photo of the parking lot next to Kellogg Lake.
- Page 13 (Horticultural Heritage) = Modify the Ledding Library photo with the dogwood tree, but remove the parking sign. Get a photo of the Adams Street plaza with people (maybe from the annual plant sale in May). Use the photo of the large tree on the southern Trolley Trail as a placeholder if no other good options emerge—otherwise, consider it for use on one of the Pedestrian Emphasis pages (p. 21 or 22).
- Page 15 (Consider View Opportunities) = The group liked the “Not Recommended” photos of the view from McLoughlin of the Chan’s Steakery parking lot as well as the Fred Myer on SE Hawthorn. Find a wider view of the North Main courtyard. **Cynthia Schuster** offered to work on some sketches that might better depict the recommendations. **Member Jones** suggested that it might be useful cross-check this guideline with the newly adopted downtown development standards for floor-area ratio (FAR), build-to lines, minimum street frontages, etc., to be sure the guideline does not present conflicts.
- Page 16/17/19 (Context/Contrast) = The Sellwood Library photo is good, minus the fire escape. Make the “Not Recommended” photos smaller and group them together. **Member Lauren Loosveldt** had an idea for another image to show contrast and will forward it along or bring to the next meeting.
- Page 18 (Preserve Historic Landmarks) = The group liked the photos showing the Bremick building, the Masonic Lodge in Oregon City, and the Busch building. The Milwaukie Masonic Lodge and Bagdad Theater photos can be cut. Find a local “Not Recommended” photo if possible, and consider keeping the existing “Not Recommended” photo of SW 2<sup>nd</sup> Ave and Ankeny.
- Page 20 (Integrate Art) = The photo of a blank wall on a building on 17<sup>th</sup> Avenue (Portland) might be useful for showing a missed opportunity for public art.

Regarding page layout, the group agreed that Page 20 is probably a good general guide for all pages, with 3 well-sized photos that use up most of the white space without feeling cluttered. Variations can be considered on a page-by-page basis.

The group wrapped up the photo discussion for the night and returned to Items 2.1 and 2.2 to approve the recent notes.

**7.0 Other Business/Updates – None**

**8.0 Design and Landmarks Committee Discussion Items – None**

**9.0 Forecast for Future Meetings:**

March 6, 2017	DDG revisions – Photo updates, Guideline updates for Pedestrian Emphasis element
April 3, 2017	DDG revisions – TBD

**Mr. Kelper** noted that this was the last meeting for Chair Grau, who will be officially appointed to the Planning Commission tomorrow night (February 7). He thanked her for her service on the Committee and all wished her well on the Planning Commission. Cynthia Schuster and Michael

Corrente will be officially appointed to the Committee tomorrow night (February 7). The interview process continues in an effort to fill the spot being vacated by Chair Grau. **Mr. Kelper** suggested that the group should take some time at the March 6 meeting to consider electing a new Chair and Vice Chair.

**Chair Grau** adjourned the meeting at 8:20 p.m.

Respectfully submitted,

Brett Kelper, Associate Planner

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Sherry Grau, Chair



**To:** Design and Landmarks Committee  
**Through:** Dennis Egner, Planning Director  
**From:** Brett Kelper, Associate Planner  
**Date:** March 6, 2017, for March 13, 2017, Worksession  
**Subject:** Downtown Design Guidelines Update – Session 14

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## **ACTION REQUESTED**

None. This report is preparation for the Committee's ongoing efforts to update the Downtown Design Guidelines (DDG) document.

## **BACKGROUND INFORMATION**

### **History of Prior Actions and Discussions**

- **August 3, 2015:** The Committee discussed and finalized the proposed 2015-2016 DLC Work Program, including the item concerning a DDG update.
- **December 20, 2016:** The Committee adopted the 2016-17 DLC Work Program, including the ongoing DDG update item.
- **Winter 2016 - Winter 2017:** Revisions to Milwaukie Character and Pedestrian Emphasis elements, including an update of existing photos.

## **PHOTO UPDATES**

At the February 6 meeting, the group reviewed the photos that had been suggested for each of the various pages within the Milwaukie Character element. A number of additional suggestions were offered. Staff has not been able to incorporate all suggested edits in time for the packet mailing, but revised photo sheets will be available at the March 13 meeting, when the discussion of revisions can continue. Staff will also provide an update about the proposed interim adoption of those guidelines that have been revised to date.

## **PEDESTRIAN EMPHASIS**

If time allows on March 13, it would be ideal if the group could return to the edits of the Pedestrian Emphasis element. That discussion can begin with a review of the revisions proposed at the January 9 meeting to DDG pages 18, 21, and 22 (see Attachment 1). In

addition, copies of the remaining Pedestrian Element guidelines (pages 23-27) are attached for the members to mark up in advance of the discussion (see Attachment 2).

## **ATTACHMENTS**

1. Proposed revisions to guidelines (*from January 9 meeting—strikeout and clean versions*):
  - Page 18 = Preserve Historic Landmarks
  - Page 21 = Intent (of Pedestrian Emphasis element)
  - Page 22 = Reinforce and Enhance the Pedestrian System
2. Copies of DDG pages from Pedestrian Emphasis element for mark-up
  - Page 23 = Define the Pedestrian Environment
  - Page 24 = Protect the Pedestrian from the Elements
  - Page 25 = Provide Places for Stopping and Viewing
  - Page 26 = Create Successful Outdoor Spaces
  - Page 27 = Integrate Barrier-Free Design

Note: E-Packet materials will be available online at <http://www.milwaukeeoregon.gov/planning/design-and-landmarks-committee-67>.

## Milwaukie Character

Milwaukie Downtown Design Guidelines

### Preserve Historic Buildings/Landmarks

#### Guideline

*Historic buildings, renovations, restorations, or additions to historic landmarks, such as structures and site features, should respect the original structure character of the building-landmark when and its contribution to the fabric of Downtown.*

#### Description

Not all “historic” buildings-landmarks are officially ranked or designated with a special status. Some are landmarks valued by the community for their aesthetics or for their contributions to Downtown’s heritage. Such buildings and landmarks, whether or not officially designated as historic, make up an important part of the Downtown fabric and should be preserved where possible.

Although total preservation of an existing buildings may not always be a financially viable option, especially where buildings are not considered to be “landmarks.” There may be specific building elements that should be are higher priorities for preservation. In other cases, preservation of a particular building may not be visually desirable. Compromised rehabilitation solutions may be necessary to maintain the health and economic viability of Downtown Milwaukie.

#### Recommended

- Partial renovations or additions to existing landmarks Buildings should retain significant original characteristics of scale, massing, and building material along street facades.
- Additions to buildings should not deform or adversely affect the composition of the facade or be out of scale with the original building.
- Distinctive stylistic features or examples of skilled craftsmanship should be treated with sensitivity. All buildings should be respected and recognized as products of their time. Buildings that represent significant themes of their time should be respected and preserved when possible.

#### Not Recommended

- Incompatible additions or building alterations using contemporary materials, forms, or colors on building facades.
- Preservation of existing buildings that are not visually desirable.

*Note: In the case of buildings listed on the local historic inventory, before being renovated or demolished they must go through a separate review process with the Milwaukie Design and Landmarks Commission Committee.*



Recommended: Contemporary additions on rooftops can be compatible with the historic building if the historic facades are left intact (NW 8th and Everett, Portland)



Recommended: Addition of second story building is set back from the historic facade (Boulder, CO)



Not Recommended: Addition does not relate well in form, massing or materials (SW 2nd and Ankeny, Portland)



Not Recommended: Facade of historic building is marred by addition of a brightly colored contemporary tile cladding (SW Salmon and 11th, Portland)



## Milwaukie Character

Milwaukie Downtown Design Guidelines

### Preserve Historic Landmarks

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#### Recommended

- Partial renovations or additions to existing landmarks should retain significant original characteristics of scale, massing, and building material
- Additions to buildings should not deform or adversely affect the composition of the facade or be out of scale with the original building
- Distinctive stylistic features or examples of skilled craftsmanship should be treated with sensitivity—buildings that represent significant themes of their time should be respected and preserved when possible

#### Not Recommended

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## Pedestrian Emphasis

Milwaukie Downtown Design Guidelines

### Intent

The intent of the Pedestrian Emphasis guidelines is to provide a lively, well-scaled, safe, and walkable environment where the pedestrians is-are the priority focus. Simply stated, Downtown must maintain a clear and comfortable separation between pedestrian and vehicle areas.

As the heart of Milwaukie, the Downtown core should strive to balance the ease of connectivity between different modes of transportation, whether auto, bus, bike, or pedestrian. Where unavoidable intersections occur, pedestrian-The comfort, safety, and interest of pedestrians must not be comprised. The pedestrian should be safe and comfortable-This should hold true in all seasons and hours of the day, in all parts of Downtown.



## Pedestrian Emphasis

Milwaukie Downtown Design Guidelines

### Intent

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## Pedestrian Emphasis

Milwaukie Downtown Design Guidelines

### Reinforce and Enhance the Pedestrian System

#### Guideline

*Barriers to pedestrian movement and visual and other nuisances should be avoided or eliminated, so that the pedestrian is the priority in all development projects. Pedestrian movement, physical and visual connections, and cues should be continuous at all times so that the pedestrian is prioritized.*

#### Description

Successful downtown environments promote walkability and connect people to services, shopping, transportation, and open spaces. Develop pedestrian routes that are should be attractive, and convenient, and Sidewalks should be continuous. [Insert paragraph return.]

Interruptions such as vehicle curb cuts or change of grade are strongly discouraged. Walkways should be direct and free of barriers-obstructions such as utility poles or other obstructions.

Separating and protecting pedestrians from other nuisances such as noise and odors is also important. Mitigation of these nuisances by screening or enclosing loading docks, mechanical equipment, garbage dumpsters, and other unsightly items is encouraged. These components should be located away from where pedestrians may congregate and instead kept to service areas or alleys whenever possible.

#### Recommended

- Mid-block landscaped pedestrian walkways-
- Parking lot walkways-
- Trash dumpster enclosures-
- Utility/substation enclosures-

#### Not Recommended

- Indirect or circuitous pedestrian routes-
- Permanent pedestrian route obstructions-



Recommended: Direct pedestrian routes free of obstructions



Not Recommended: Indirect pedestrian routes with obstructions



Recommended: Pedestrian routes screened from nuisances



Not Recommended: Visible trash storage areas

## Pedestrian Emphasis

Milwaukie Downtown Design Guidelines

### Reinforce and Enhance the Pedestrian System

#### Guideline

*Pedestrian movement, physical and visual connections, and cues should be continuous at all times so that the pedestrian is prioritized.*

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Successful downtown environments promote walkability and connect people to services, shopping, transportation, and open spaces. Pedestrian routes should be attractive, convenient, and continuous.

Interruptions such as vehicle curb cuts or change of grade are strongly discouraged. Walkways should be direct and free of obstructions such as utility poles.

Separating and protecting pedestrians from other nuisances such as noise and odors is also important. Mitigation of these nuisances by screening or enclosing loading docks, mechanical equipment, garbage dumpsters, and other unsightly items is encouraged. These components should be located away from where pedestrians may congregate and instead kept to service areas or alleys whenever possible.

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- Mid-block landscaped pedestrian walkways
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Recommended: Pedestrian routes screened from nuisances



Not Recommended: Visible trash storage areas

## Pedestrian Emphasis

Milwaukie Downtown Design Guidelines

### Define the Pedestrian Environment

#### Guideline

*Provide human scale to the pedestrian environment, with variety and visual richness that enhance the public realm.*

#### Description

The most important part of a building is its lowest 15' ft, where the pedestrian experiences the building the most. Within this zone, building facades should contribute positively to the street environment by creating an enclosed and comfortable street edge. Along public areas, building transparency should foster interaction between the public and private realm.

#### Recommended

- Windows—transparent or displays at street level-
- Walls that create visual interest by providing a variety of forms, colors, and compatible cladding materials-
- Walls that have a comfortable rhythm of bays, columns, pilasters, or other articulation-

#### Not Recommended

- Nondescript, flat, blank walls at street level-

#### Code Requirement:

*This guideline supplements the ~~Downtown~~ Zoning Ordinance's ~~Downtown~~ and ~~Development and Design Standards~~ which address ground floor windows and openings.*

- ~~See Figures 19.312-5 and 19.313-2~~
- ~~Ground floor Retail/Restaurants Section 19.312.4(B)(7)~~
- ~~Ground floor Windows/Doors Section 19.312.4(B)(8)~~
- ~~Design Standards for Walls Section 19.312.6(C)(2)~~
- ~~Design Standards for Windows Section 19.312.6(C)(3)~~
- *Flexible Ground-Floor Space (Subsection 19.304.5.C)*
- *Street Setbacks/Build-To Lines (Subsection 19.304.5.D)*
- *Frontage Occupancy (Subsection 19.304.5.E)*
- *Primary Entrances (Subsection 19.304.5.F)*
- *Open Space (Subsection 19.304.5.H)*
- *Weather Protection (Subsection 19.508.4.C)*
- *Windows and Doors (Subsection 19.508.4.E)*
- *Open Space/Plazas (Subsection 19.508.4.G)*



Recommended: Transparency of facade fosters interaction between the public and private realm (NE Broadway and 15th, Portland)



Recommended: Comfortable street edge is created by providing interesting elements along the base of the building (Santa Cruz, CA)



Not Recommended: "Dead edge" created by providing no window openings or building articulation along the lower 15' of the building (N Denver and Schofield, Portland)

**Pedestrian Emphasis**

Milwaukie Downtown Design Guidelines

**Protect the Pedestrian from the Elements****Guideline***Protect pedestrians from wind, sun and rain.***Description**

Awnings and canopies are encouraged along the ground floor of buildings to protect pedestrians from rain during inclement weather and provide shade in the summer. Overhead protection encourages window shopping and lingering.

Awnings and canopies can provide interest and detail to a facade. They also create outdoor sidewalk seating areas for restaurants and cafes. The design of awnings and canopies should be an integral component of the building facade. Awnings should be well proportioned with the building and sidewalks. Awnings should not be so large as to impact street trees, light fixtures, or other street furniture.

**Recommended**

- Canvas fixed or retractable awnings-
- Horizontal metal canopies, especially if transom or clerestory windows are above storefront glazing-

**Not Recommended**

- Vinyl or other synthetic fabrics-
- Backlit awnings-
- Oversized advertising or tenant signs on awnings-
- Oddly-shaped forms-



Recommended: Retractable fabric awnings create a shady outdoor seating area (NW 21st and Gisan, Portland)



Recommended: Glass and metal canopies integrated into building facade (NE Broadway and 15th, Portland)



Not Recommended: Vinyl awnings (SW 6th and Alder, Portland)

## Pedestrian Emphasis

Milwaukie Downtown Design Guidelines

### Provide Places for Stopping and Viewing

#### Guideline

*Provide safe, comfortable places where people can stop to sit and rest, meet and visit with each other, and otherwise enjoy the downtown surroundings.*

#### Description

Seating can bring humanity to the urban environment only if pedestrians can pause or stop in a safe and comfortable environment. People like to sit and watch other people and most prefer to sit where others are sitting, rather than in a secluded spot.

People-watching, socializing, and eating are restful and pleasurable activities for the pedestrian. Stopping places increase both a sense of security as well as actual security. Seating tends to be used more frequently at major destination points where people can rest before going on to their next destination. Seating is also desirable outside food and drink establishments and near food vendors. While benches provide the simplest way to provide seating, wide steps, the edges of landscaped planters, low walls, and widened window sills can also be appropriate.

#### Recommended

- Formal or informal seating areas near active retail establishments-
- Places for stopping and viewing adjacent to parks and plazas-

#### Not Recommended

- Seating areas more than ~~three feet~~ 3 ft above or below street grade-
- Seating areas adjacent to loading, service bays, or storage areas-
- Seating areas that are hidden, secluded, dark, or unsecured spaces behind or to the side of buildings-



Recommended: Provide opportunities for stopping, resting and watching.



Not Recommended: Seating areas that are depressed or raised from street grade (SW 6th and Main, Portland)



## Pedestrian Emphasis

Milwaukie Downtown Design Guidelines

### Create Successful Outdoor Spaces

#### Guideline

Spaces should be designed for a variety of activities during all hours and seasons.

#### Description

Outdoor spaces should be inviting and maximize opportunities for use. These spaces should be well defined, friendly, accommodating and secure. All areas should work well for pedestrians and be able in some cases to accommodate special events.

- Areas intended for public gathering should avoid separation from the street by visual barriers or change of grade.
- Outdoor spaces should be human-scaled, easy to maintain, and “alive”—whether they are intimate and quiet spaces or more active and boisterous.
- Trees, shrubs, and plants should help define walkways, create appropriate transitions from the park to the street, and provide visual interest.
- Structures, pavilions, and sitting areas should be easily accessible. They should also be secure and feel safe during both day and evening hours.
- Buildings surrounding green spaces should provide visual definition to the space and should surround it with active ground-floor uses.
- Rooftops should be considered for garden terraces.

#### Recommended

- Courtyards, squares, forecourts, and plazas with active adjacent ground-floor uses-
- Greenways or pedestrian walkways in residential area. If used, front doors should engage these spaces-

#### Not Recommended

- Pocket parks without active enclosing uses-
- Forecourt plazas without active ground-floor uses-

#### Code Requirement:

This guideline supplements the ~~Downtown~~ Zoning Ordinance's ~~Downtown~~ and Development and Design Standards for required ground floor use areas.

- See Figures 19.312-5 and 19.313-2
- Ground floor Retail/Restaurants Section 19.312.4(B)(7)
- Ground floor Windows/Doors Section 19.312.4(B)(8)
- Design Standards for Residential Courtyards Section 19.312.6(C)(1c)
- Flexible Ground-Floor Space (Subsection 19.304.5.C)

- Street Setbacks/Build-To Lines (Subsection 19.304.5.D)
- Frontage Occupancy (Subsection 19.304.5.E)
- Primary Entrances (Subsection 19.304.5.F)
- Off-Street Parking (Subsection 19.304.5.G)
- Open Space (Subsection 19.304.5.H)
- Weather Protection (Subsection 19.508.4.C)
- Windows and Doors (Subsection 19.508.4.E)
- Roofs and Rooftop Equipment (Subsection 19.508.4.F)
- Open Space/Plazas (Subsection 19.508.4.G)



Recommended: Provide comfortable and attractive outdoor spaces that are enclosed, are surrounded by active ground-floor uses and are easily accessible (Portland Art Museum, SW 5th and Main, and NW Irving Pedestrian Mall, Portland)



Not Recommended: Parks and plaza that are neither enclosed nor active (MLK and NE Alberta, SW 3rd and Jefferson, Portland, and Orenco Station)

## Pedestrian Emphasis

Milwaukie Downtown Design Guidelines

### Integrate Barrier-free Design

#### Guideline

*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.*

#### Description

Ramps, lifts, and elevators should be integrated gracefully into the design of projects, rather than just meeting the requirements in an awkward and/or minimal manner.

#### Recommended

- Ramps that provide direct access but are screened and/or integrated into the stairway design-
- Ramps constructed of similar or compatible materials as the building, stairs and walkways-

#### Not Recommended

- Ramps that obstruct or limit pedestrian access from stairs or walkways-
- Ramps that do not provide safe and convenient access to building entries-



Recommended: Ramp design integrated into the design of the entrance and the character of the building (SW 10th and Taylor, Portland)



Recommended: Ramp design providing easy access to building entrance without negatively impacting the character of the building (Portland Art Museum)