



AGENDA

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

CITY HALL CONFERENCE ROOM
10722 SE MAIN ST

- 1.0 **Call to Order—Procedural Matters**
- 2.0 **Meeting Notes—Motion Needed**
 - 2.1 October 17, 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: Proposed design standards for North Milwaukie Industrial Area (NMIA)
Facilitator: Vera Koliias, Associate Planner
 - 6.2 Summary: Downtown Design Guidelines Update, Session 22
Facilitator: Brett Kelper, Associate Planner
- 7.0 **Other Business/Updates**
- 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:**
 - Nov 14, 2017 Training on Public Hearings (jointly w/ City Council & Planning Commission)
 - Dec 4, 2017 Continue work on DDG update
 - Jan 2018 TBD (*first Monday is January 1, New Year's Day*)

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 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:

Laurent Loosveldt, Chair
Michael Corrente, Vice Chair
Cynthia Schuster
Mary Neustadter
Kyle Simukka

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
Tuesday, October 17, 2017
6:30 PM**

COMMITTEE MEMBERS PRESENT

Lauren Loosveldt, Chair
Michael Corrente, Vice Chair
Cynthia Schuster
Mary Neustadter
Kyle Simukka

STAFF PRESENT

Brett Kelper, Associate Planner (staff liaison)

OTHERS PRESENT

None

MEMBERS ABSENT

None

1.0 Call to Order – Procedural Matters

Chair Lauren Loosveldt called the meeting to order at 6:38 p.m.

2.0 Design and Landmarks Committee Notes

2.1 September 11, 2017

Chair Loosveldt called for any revisions to the notes from the September meeting. Hearing none, she called for a vote and the notes were approved unanimously.

3.0 Information Items

With all members of the Committee present, **Associate Planner Brett Kelper** suggested around-the-room introductions. The members took turns saying a few words about themselves and their backgrounds.

Mr. Kelper gave a synopsis of the annual update that he and Member Mary Neustadter had provided to City Council at the Council worksession held earlier that afternoon. They had focused the report on the group's efforts to update the Downtown Design Guidelines and better knit them together with the downtown code, noting that historic preservation updates and efforts would probably not begin in earnest until the design guideline update was completed. **Mr. Kelper** indicated that the Mayor and Council had expressed appreciation for the group's service.

Chair Loosveldt asked more about how Mr. Kelper had presented the group's concerns about the guidelines. **Mr. Kelper** said he had reviewed the key issues from the Committee's debriefing at the last meeting, primarily the group's interest in ensuring new buildings meet a certain general standard for design (regardless of review level) and also that there were design guidelines for which there were no associated design standards. **Chair Loosveldt** and **Member Cynthia Schuster** recounted the group's entry into the guidelines project as one initially focused on updating the photos that expanded into a larger effort to more carefully consider the guidelines, since they are a foundation for the Committee's recommendations. All agreed that there is still a learning curve for understanding how better to work with and utilize the guidelines for design review and that the group will get better at it. With the recent design review hearing for the project on Washington St, **Chair Loosveldt** was encouraged to see that the Planning Commission had supported many of the Committee's recommendations and that the group's comments had in fact influenced the final design.

Mr. Kelper provided some additional background on the recent history of modifications to the design guidelines and the downtown design review process, noting that the pendulum had swung from being very discretionary to more clear and objective in nature. The current effort was to find some balance in between.

4.0 Audience Participation – None

5.0 Public Meetings – None

6.0 Worksession Items

6.1 Downtown Design Guidelines Update, cont. (Session 21)
Staff Person: Brett Kelper, Associate Planner

The discussion segued into the Downtown Design Guidelines (DDG) update, and **Mr. Kelper** accessed the evaluation matrix. The group used the matrix to determine which of the Milwaukie Character guidelines were applicable or relevant to each of the 7 design standards. A simple color-coding system was established—green indicated that the guideline is applicable to the standard; yellow indicated some uncertainty and that either the guideline or the standard (or both) might need revision; and red indicated that the guideline is not applicable to the standard, therefore the standard may need adjustment (or a new standard may be needed). For the sake of expediting the review process, the members also agreed that, for each evaluation point, the majority opinion would prevail unless a dissenter(s) wished to argue their case.

In summary, the “Integrate the Environment” and “Promote Linkages to Horticultural Heritage” guidelines were deemed to be the least consistently applicable to the design standards, while “Consider Architectural Context & Contrast” and “Integrate Art” were found applicable to each of the standards. None of the standards were linked to every single one of the guidelines. Wrapping up, the group agreed to repeat the review process with the remaining guidelines at the next meeting. **Vice Chair Corrente** agreed to revise the matrix to present a simplified summary of the results of the Milwaukie Character guideline review.

Ms. Schuster suggested that each of the guidelines should include references to the various applicable code sections; the group agreed that references to the code and Public Works Standards were key.

7.0 Other Business/Updates – None

8.0 Design and Landmarks Committee Discussion Items – None

9.0 Forecast for Future Meetings:

Nov 13, 2017	Continue DDG Update work
Nov 14, 2017	Public Hearing training with City Council & Planning Commission
Dec 4, 2017	Continue DDG Update work

Chair Loosveldt adjourned the meeting at 8:29 p.m.

Respectfully submitted,
Brett Kelper, Associate Planner

Lauren Loosveldt, Chair



To: Design and Landmarks Committee
Through: Dennis Egner, Planning Director
From: Vera Kolas, Associate Planner
Date: November 6, 2017, for November 13, 2017 Meeting
Subject: NMIA Code Amendments – Design Standards

ACTION REQUESTED

No action. Review the North Milwaukie Industrial Area (NMIA) code amendments (specifically the design and development standards) developed by staff and provide direction and comment about the changes under consideration. The first Planning Commission public hearing on the amendments is scheduled for November 28th.

BACKGROUND INFORMATION

On July 18, 2017, after multiple advisory group meetings and public open houses, and 3 Planning Commission meetings, City Council adopted a resolution directing staff to prepare plan and code amendments to implement the NMIA Framework Plan and Implementation Strategy. The plan focuses on increasing employment density in the area, providing amenities to serve employees, and accommodating office and industrial flex space.

Staff has prepared a package of amendments intended to implement the plan, as well as streamline and simplify the code.

Key Changes

The proposed code amendments are detailed, but the key changes are summarized here:

- Reduce the total number of zones in the NMIA from 5 to 2 (See Figure 1)
 - Combine the Manufacturing Zone and Tacoma Station Area – Manufacturing (M-TSA) Tacoma Station Area (TSA) Overlay Zone Subarea 4 areas into a new North Milwaukie Employment Zone (NME)

- Combine M-TSA TSA Overlay Zone Subareas 1-3 into a single new Tacoma Station Area Mixed-Use Zone (MUTSA)
- Eliminate the M-TSA TSA Overlay Zone (comprised of M-TSA Subareas 1-4)
- Rename the M-TSA as the North Milwaukie Industrial Area (NMIA)
- Propose code language that is streamlined and organized in a way that is more consistent with Commercial Mixed-Use Zones

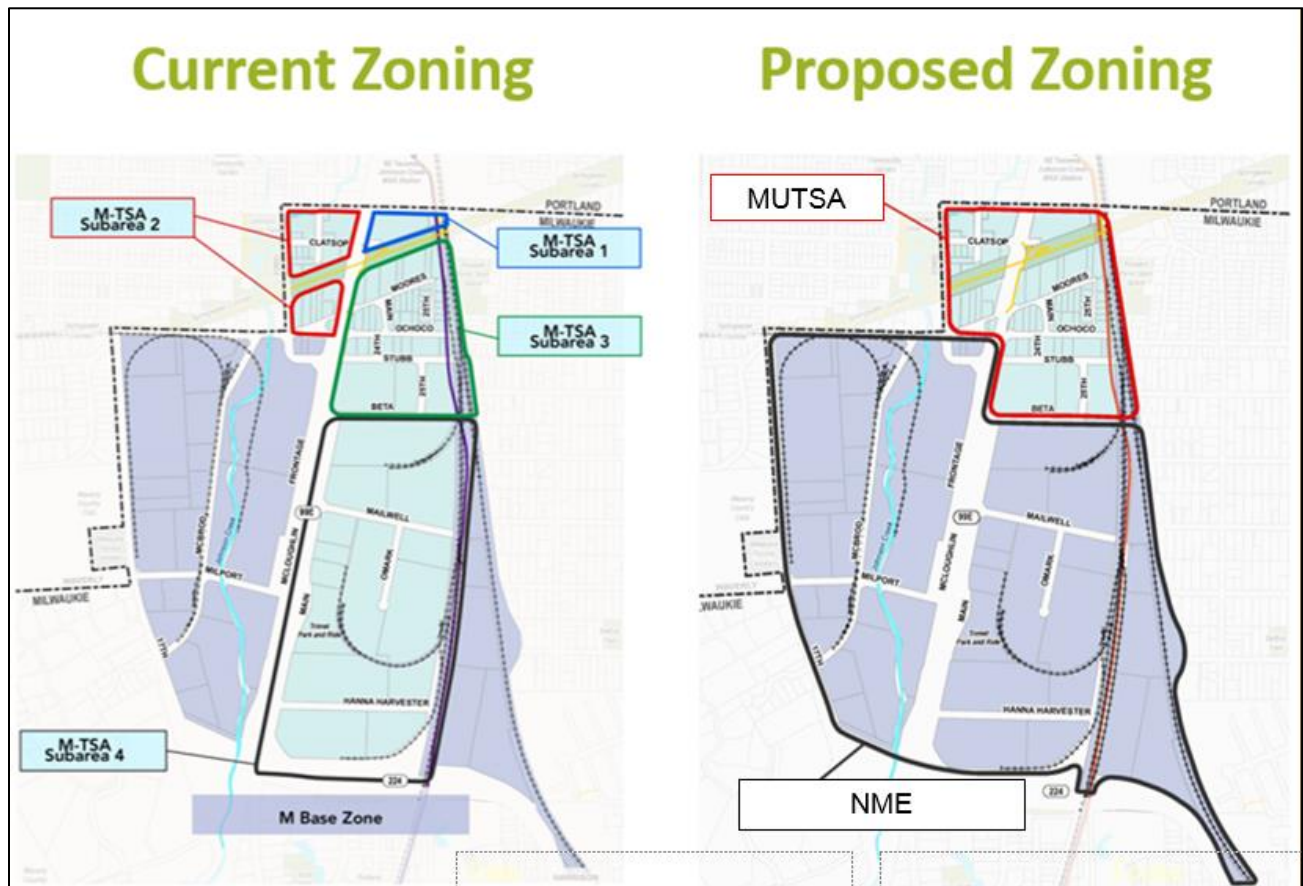


Figure 1. Proposed zoning

The MUTSA and NME zones are intended to function differently, given the proximity of the MUTSA to the Tacoma light rail station and because the NME already contains a significant amount of existing industrial manufacturing development.

The MUTSA district is intended to take advantage of its unique location near the Tacoma light rail station and provide opportunities for a wide range of uses. The primary uses in this zone include housing, limited commercial and service-related office use, high intensity office employment, and industrial uses including uses involved in production, manufacturing and processing of goods.

The NME Zone is intended to support the goals and policies of the NMIA Plan and retain the area as a viable industrial and employment zone. The primary uses in the zone are intended to

be uses involved in production, manufacturing, processing, and transportation of goods, as well as uses providing opportunities for higher intensity employment such as production-related office, laboratories, and research and development uses. Limited specific uses not involving the production and transportation of goods, which are appropriate for industrial areas due to their use characteristics, are also allowed. Service-related office and commercial uses are intended to be incidental uses that are minor in relation to the industrial uses on a site and should be subordinate and accessory to the industrial uses in the zone.

DESIGN AND DEVELOPMENT STANDARDS

The proposed design and development standards are adapted from the existing standards found in the M-TSA Zone and the TSA Overlay Zone. Staff has proposed adjustments to the existing code to better reflect the vision for the NMIA while balancing the more likely retrofit of existing buildings that will occur in the immediate future.

The current code applies building design standards (specific building materials, weather protection, percent window area, etc.) to all areas of the proposed MUTSA and to development with frontage on Main St in the proposed NME. Applicability of the standards is triggered by new development or major exterior alteration. The proposed code revises some of the standards, including exterior building materials, to be more consistent with the General Mixed Use Zone and Flex Space Overlay standards found in Central Milwaukie. Based on some initial input from the Planning Commission at the Worksessions on October 10, 2017 and October 24, 2017, staff proposes to revise the applicability of these standards to only key streets and key corners to help promote gateways and subareas of the district (see Figures 2 and 3):

- Main St
- McBrod Ave
- Ochoco St intersection with McLoughlin Blvd and west to 17th Ave
- Milport Rd
- Mailwell Ave between Main St and the light rail line

Based on review of other municipal codes for similar employment areas, and to allow for reasonable improvements and retrofits of existing buildings, the proposed code amendments also revise the definition of major exterior alteration (applicability of the standards) as follows:

- Demolition or replacement of more than **50%** [currently 25%] of the surface area of an exterior wall or roof.
- Floor area additions that exceed **300 sq ft** [currently 250 sq ft] and are not ADA upgrades, etc.

The MUTSA and NME are both part of the same mixed industrial-commercial area, but development in these zones could be quite different, particularly in scale. Staff is trying to come up with a reasonable way to regulate design to ensure that new development and major renovations meet minimum design standards (See Attachment 1).

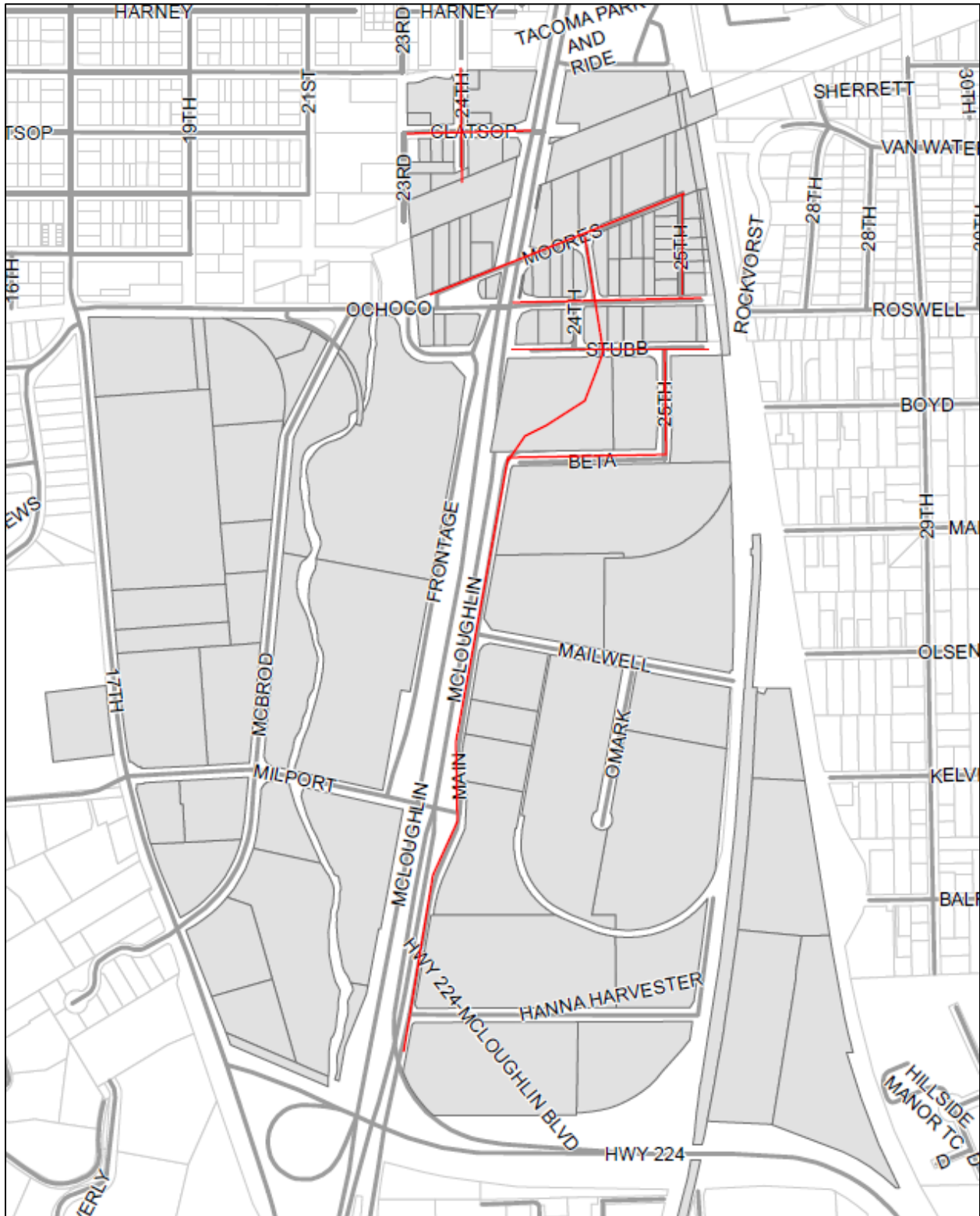


Figure 2. Design standards applicability - existing code

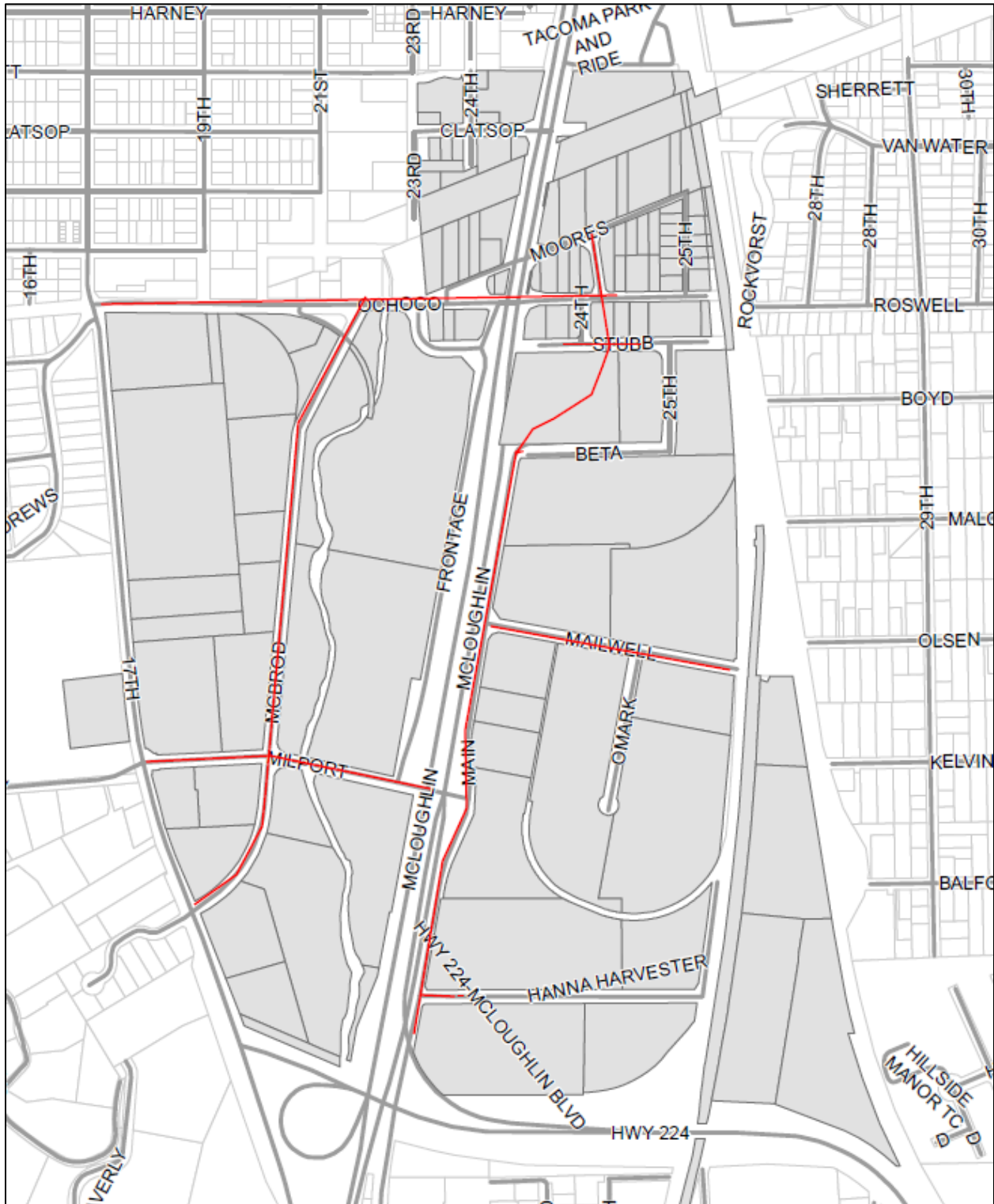


Figure 3. Proposed design standards applicability

Key Questions and Issues

1. Should we require maximum setbacks in the NME and MUTSA? Should the maximum setbacks apply only to key streets?
2. Are the proposed design standards reasonable for the NMIA? Should there be different standards for each zone (MUTSA and NME)? Should standards apply only along key streets? Should design standards be use-specific (i.e., do we need different standards for warehouse use and commercial use)?
3. Is it reasonable to propose the same design standards for the entire NMIA? Should there be specific design standards just for mixed-use residential development?

Analysis

Minimum landscaping and setbacks are typically more of a suburban development/business park model, such as is found on International Way in the BI zone. Having a maximum setback (close to the street) allows for more urban street form but can still allow for some landscaping/street amenities.

For example, the BI zone requires a minimum 20-ft front yard setback and 15% landscaping (see Figure 4). The NMIA is a more urban context and staff wants to ensure that the proposed code language reflects the intent and future character of the zone. Figures 5 and 6 are examples of the type of industrial retrofit and new construction of industrial/commercial development that the NMIA Plan envisions.

Multi-family development is subject to specific design standards outlined in the code. Staff is looking for feedback and direction from the DLC on appropriate design standards for commercial-industrial development, as well as the proposal that the standards would only apply to development fronting on specific key streets.

While the MUTSA is intended to include a more mixed-use blend of development, except for residential development the mix of permitted uses is the same as the NME. As identified in the key questions, should the code language apply specific design standards to mixed-use residential development?



Figure 4. Aerial photo of the BI zone showing landscaping and setbacks.



Figure 5. New industrial-commercial development in Hood River



Figure 6. Industrial building retrofits - Portland

ATTACHMENTS

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

	DLC Packet	Public Copies	E- Packet
1. Draft code amendment language – development and design standards highlighted	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Key:

DLC Packet = paper materials provided to Design and Landmarks Committee (DLC) 7 days prior to the meeting.

Public Copies = paper copies of the packet available for review at City facilities and at the DLC meeting.

E-Packet = packet materials available online at <https://www.milwaukieoregon.gov/planning/design-and-landmarks-committee-75>.

Milwaukie Zoning Code Proposed Housekeeping Amendments

October 27, 2017
File No. ZA-2017-003

Municipal Code - Title 19 Zoning Ordinance

MMC 19.312 Tacoma Station Area Manufacturing Zone M-TSA
MMC 19.406 Tacoma Station Area Overlay Zone TSA

Municipal Code - Updates for Section References Only

Please contact Vera Kolas, Associate Planner with the City of Milwaukie Planning Department, at 503-786-7653 or koliasv@milwaukieoregon.gov with questions or comments about the proposed code amendments and/or the code adoption process.

COMMENTARY

TITLE 19 ZONING

CHAPTER 19.300 BASE ZONES

CHAPTER 19.312 NORTH MILWAUKIE INDUSTRIAL AREA

On July 18, 2017, after multiple advisory group meetings and public open houses, and 3 Planning Commission meetings, City Council adopted a resolution directing staff to prepare plan and code amendments to implement the North Milwaukie Industrial Area (NMIA) Plan. The plan focuses on increasing employment density in the North Milwaukie Industrial Area (NMIA), providing amenities to serve employees, and accommodating office and industrial flex space.

Staff has prepared a package of amendments intended to implement the plan, as well as streamline and simplify the zoning code.

The proposed amendments implement the NMIA Plan in a way that also simplifies the zoning code to reduce confusion. The subject area is made up of the following zones and overlays:

- Tacoma Station Area Manufacturing Zone (M-TSA)
- Manufacturing Zone (M)
- Tacoma Station Area Overlay Zone (TSA)
 - Subareas 1-4

The proposal would remove the M-TSA and Manufacturing M zones in the subject area and replace them with 2 new zones: the Tacoma Station Area Mixed Use Zone (MUTSA) and the North Milwaukie Employment Zone (NME). See maps below.

The proposed MUTSA would be made up of 3 subareas: M-TSA Subareas 1, 2, and 3. The proposed NME would be made up of M-TSA Subarea 4 and the areas currently zoned M in the subject area. The proposal eliminates MMC 19.406, the Tacoma Station Area Overlay Zone and combines the allowed uses and specific development and design standards of the overlay into the base zone. This removes the overlay and addresses each base zone completely, rather than requiring referrals to another code section, which simplifies the code and makes it easier to use and understand. Further, by combining M-TSA Subareas 1,

2, and 3 into the single MUTSA, the code will apply consistently to the entire zone, rather than 3 separate areas that currently have minor differences between them.

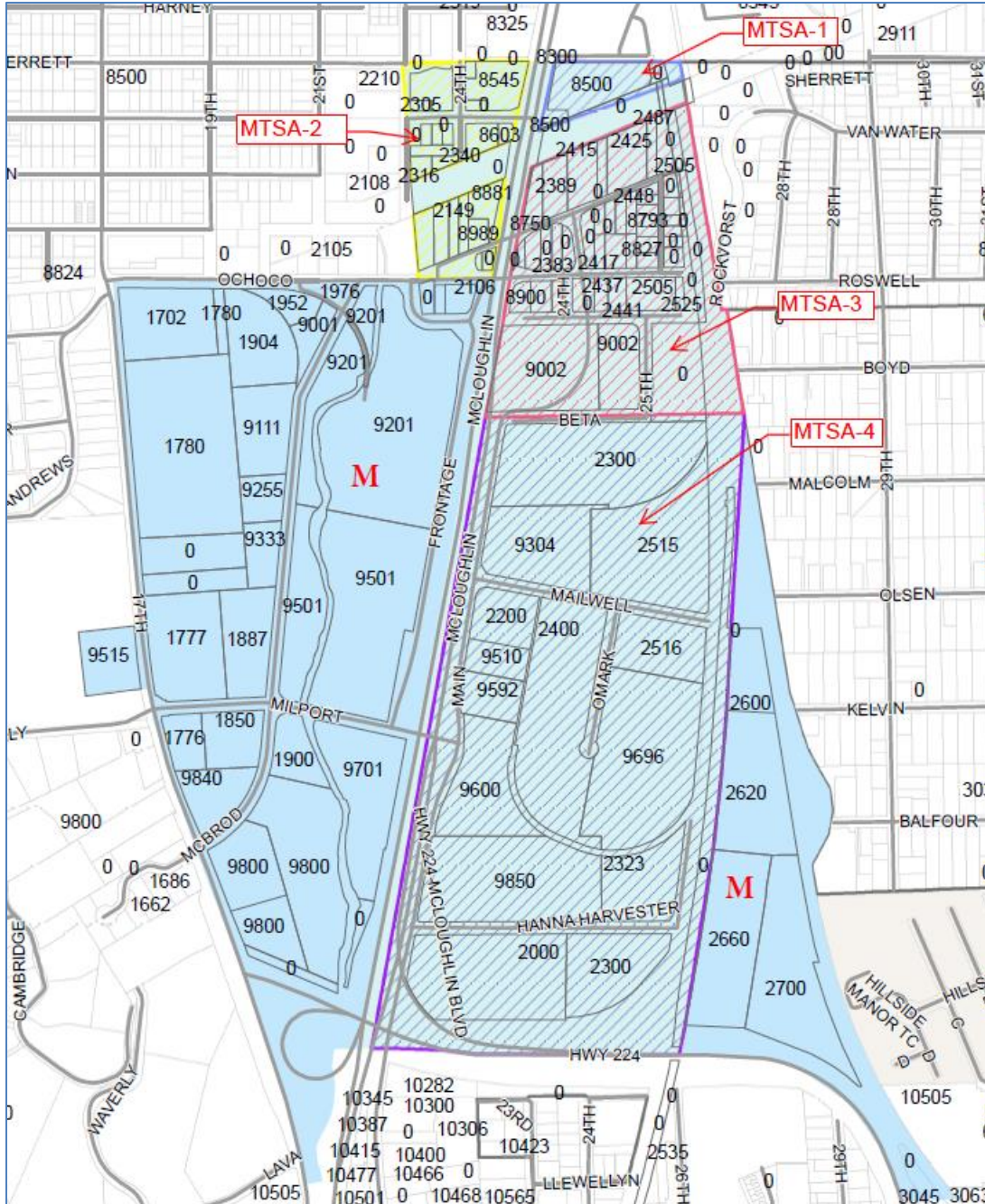


Figure 1. Existing Zoning

The proposal would include new purpose statements for each of these new zones, providing information about the intent of each zone and a general description of the primary uses.

Commentary and Proposed Code Amendments

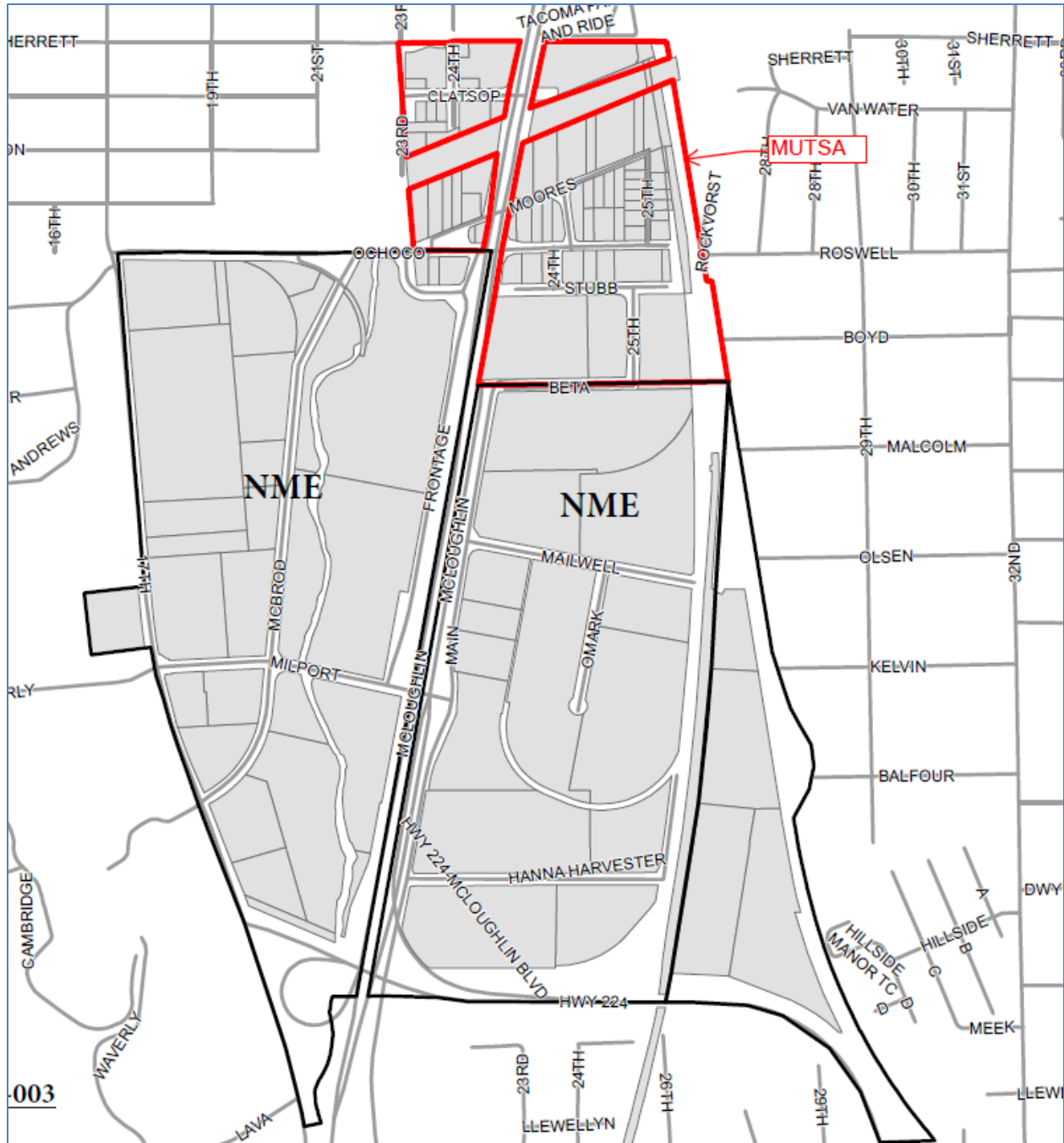


Figure 2. Proposed Zoning

19.312.2 Uses

The proposal would re-organize the existing M-TSA code language to be consistent with MMC 19.302 Commercial Mixed Use Zones and MMC 19.304 Downtown Mixed Use Zone, specifically including a table of uses with standards and additional provisions. The proposal streamlines the code language into a more readable format and provides a table of uses that addresses both proposed new zones and includes whether or not the uses are permitted outright, as limited uses, or prohibited. The table of uses is organized by major categories of uses: Residential; Commercial; Industrial, Manufacturing and Production; Community Service Use; and Marijuana Businesses.

Generally, the allowed uses are consistent with the existing M-TSA and M zones in the subject area, but are updated to reflect the goals and objectives of the NMIA Plan and the purpose statements for the MUTSA and NME zones. For example, office uses are proposed to be permitted in the NME without a corresponding manufacturing use, as is currently required.

Specific standards for limited uses are detailed in one section, rather than being split between the current base and overlay zones. This simplifies the code and does not require to refer to both the base zone and the overlay zones to determine what uses would be permitted on a particular property.

19.312.5 Development Standards

The proposal would include a table summarizing the development standards that apply to the MUTSA and the NME zones. This streamlines the code by identifying the standards in a table rather than in narrative text in the current base and overlay zones. Additional standards are identifying and described further in 19.312.6.

19.312.6 Development Standards for All Uses

The proposal would include additional details regarding specific standards that apply to uses in the MUTSA and NME zones, including landscaping, screening, and design standards. This section would combine standards currently found in both the base and overlay zones with some revisions to reflect potential retrofit of existing buildings. The proposal would streamline the code by eliminating the overlay zone and applying the standards to the base zone rather than requiring an additional applicable set of standards.

One of the goals of the NMIA is to promote high quality construction and design in both the mixed-use and industrial areas. The proposal identifies basic design standards, including building materials, minimum percentage of glass on street-facing walls, and requiring weather protection. This promotes a base level of architectural design and construction, and creates a more comfortable pedestrian environment. The standards are

Commentary and Proposed Code Amendments

intended to promote quality design and construction while recognizing that redevelopment in the near future will likely entail retrofits of existing buildings.

The proposal would update the permitted commercial exterior building materials to be more consistent with those found in MMC 19.404 Flex Space Overlay Zone.

Underline/Strikeout Amendments

Zoning Ordinance

CHAPTER 19.300 BASE ZONES

19.312 NORTH MILWAUKIE INDUSTRIAL AREA

19.312.1 Purpose

- A. The Tacoma Station Area Mixed Use Zone (MUTSA) is intended to support the goals and policies of the North Milwaukie Industrial Area (NMIA) Plan. The MUTSA district is intended to take advantage of its unique location near the Tacoma light rail station and provide opportunities for a wide range of uses. The primary uses in this zone include housing, limited commercial and service-related office use, high intensity office employment, and industrial uses including uses involved in production, manufacturing and processing, of goods.
- B. The North Milwaukie Employment Zone (NME) Zone is intended to support the goals and policies of the NMIA Plan and retain the area as a viable industrial and employment zone. The primary uses in the zone are intended to be uses involved in production, manufacturing, processing, and transportation of goods, as well as uses providing opportunities for higher intensity employment such as production-related office, laboratories, and research and development uses. Limited specific uses not involving the production and transportation of goods, which are appropriate for industrial areas due to their use characteristics, are also allowed. Service-related office and commercial uses are intended to be incidental uses that are minor in relation to the industrial uses on a site and should be subordinate and accessory to the industrial uses in the zone.

19.312.2 Uses

A. Permitted Uses

Uses allowed outright in the commercial mixed-use zones are listed in Table 19.312.2 with a "P." These uses are allowed if they comply with the development and design standards and other regulations of this title.

B. Community Service Uses

Uses listed in Table 19.312.2 as "CSU" are permitted only as community service uses in conformance with Section 19.904.

C. Conditional Uses

Uses listed in Table 19.312.2 as "CU" are permitted only as conditional uses in conformance with Section 19.905.

C. Nonconforming Uses, Structures, and Development

Existing structures and uses that do not meet the standards for the commercial mixed-use zones may continue in existence. Alteration or expansion of a nonconforming use, structure, or development that brings the use, structure, or development closer to compliance may be allowed through development review pursuant to Section 19.906. Alteration or expansion of a nonconforming use or structure that does not bring the use or structure closer to compliance may be allowed through a Type III variance pursuant to

ATTACHMENT 1

Commentary and Proposed Code Amendments

Section 19.911. Except where otherwise stated in this section, the provisions of Chapter 19.800 Nonconforming Uses and Development apply.

D. Prohibited Uses

Uses not listed in Table 19.312.2, and not considered accessory or similar pursuant to Subsections 19.312.2.F and G below, are prohibited. Uses listed with an “N” in Table 19.312.2 are also prohibited.

E. Limited Uses

Uses listed in Table 19.312.2 as “L” are permitted only as limited uses in conformance with Section 19.312.4.

F. Accessory Uses

Uses that are accessory to a primary use are allowed if they comply with all development standards.

G. Similar Uses

The Planning Director, through a Type I review, may determine that a use that is not listed is considered similar to an example use listed in Table 19.312.2. The unlisted use shall be subject to the standards applicable to the similar example use.

Table 19.312.2

<u>Uses and Use Categories</u>	<u>NME</u>	<u>MUTSA</u>	<u>Standards/Additional Provisions</u>
<u>Residential</u>			
<u>Multifamily¹</u>	<u>N</u>	<u>P</u>	<u>Subsection 19.505.3 Multifamily Housing</u>
<u>Mixed use residential</u>	<u>N</u>	<u>P</u>	<u>Subsection 19.312.6 Development Standards for All Uses</u>
<u>Live/work units</u>	<u>N</u>	<u>P</u>	<u>Subsection 19.505.6 Live/Work Units</u>
<u>Commercial</u>			
<u>Office</u>			
<p><u>1. Production-related office uses are characterized by activities that, while conducted in an office-like setting, involve less face-to-face customer contact and do not tend to generate foot traffic. Their operations are less service-oriented than traditional office uses and focus on the development, testing, research, production, processing, packaging, or assembly of goods and products.</u></p> <p><u>Examples include: corporate headquarters, architects, engineers, financial services or accounting firm headquarters, call offices/call center, software and internet content development and publishing; telecommunication service providers; data processing; television, video, radio, and internet studios and broadcasting; scientific and technical services; government and utility research offices; call centers, marijuana testing and research facilities, and medical and dental labs or research/bioscience facility.</u></p>	<u>P</u>	<u>P</u>	

Commentary and Proposed Code Amendments
Table 19.312.2

Uses and Use Categories	NME	MUTSA	Standards/Additional Provisions
<p><u>2. Service-Related Office</u> <u>Traditional service-related office uses are characterized by activities that generally focus on direct in-person, customer-focused services including government, professional, medical, or financial services. These office uses generally involve a high level of face-to-face customer contact and are typically expected to generate foot traffic.</u></p> <p><u>Examples include: professional services such as lawyers; financial businesses such as lenders, retail brokerage houses, bank branches, or real estate agents; sales offices; government offices and public utility offices; counseling offices; and medical and dental clinics.</u></p>	<u>L</u>	<u>L/CU</u>	<p><u>Subsection 19.312.4 Standards for Limited Uses</u></p>
<p><u>Drinking establishments</u> <u>Drinking establishments primarily involve the sale of alcoholic beverages for on-site consumption.</u></p> <p><u>Examples include taverns, bars, or cocktail lounges.</u></p>	<u>L</u>	<u>L/CU</u>	<p><u>Subsection 19.312.4 Standards for Limited Uses</u></p>
<p><u>Eating establishments</u> <u>Eating establishments primarily involve the sale of prepared food and beverages for on-site consumption or takeout. Eating establishments may include incidental sales of alcoholic beverages.</u></p> <p><u>Examples include restaurants, delicatessens, retail bakeries, coffee shops, concession stands, and espresso bars.</u></p>	<u>L</u>	<u>L/CU</u>	<p><u>Subsection 19.312.4 Standards for Limited Uses</u></p>
<p><u>Retail-oriented sales</u> <u>Sales-oriented retail firms are involved in the sale, leasing, and rental of new or used products to the general public.</u></p> <p><u>Examples include stores selling, leasing, or renting consumer, home, and business goods including art, art supplies, bicycles, clothing, dry goods, electronics, fabric, gifts, groceries, hardware, household products, jewelry, pets and pet products, pharmaceuticals, plants, printed materials, stationery, and printed and electronic media.</u></p>	<u>L</u>	<u>L/CU</u>	<p><u>Subsection 19.312.4 Standards for Limited Uses</u></p>

Table 19.312.2

Uses and Use Categories	NME	MUTSA	Standards/Additional Provisions
<u>Marijuana retailer</u> <u>Marijuana retailer means a state-licensed business that sells or distributes marijuana and marijuana-derived products to consumers. A marijuana retailer may sell or distribute recreational or medical marijuana.</u>	<u>N</u>	<u>L</u>	<u>Subsection 19.312.4 Standards for Limited Uses</u> <u>Subsection 19.509.2 Security and Odor Control for Certain Marijuana Businesses</u> <u>See Marijuana Businesses</u>
<u>Personal service</u> <u>Personal service firms are involved in providing consumer services.</u> <u>Examples include hair, tanning, and spa services; pet grooming; photo and laundry drop-off; dry cleaners; and quick printing.</u>	<u>L</u>	<u>L/CU</u>	<u>Subsection 19.312.4 Standards for Limited Uses</u>
<u>Day care.</u> <u>Day care is the provision of regular childcare, with or without compensation, to 4 or more children by a person or person(s) who are not the child's parent, guardian, or person acting in place of the parent, in a facility meeting all State requirements.</u> <u>Examples include nursery schools, before- and after-school care facilities, and child development centers.</u>	<u>L</u>	<u>L</u>	<u>Subsection 19.312.4 Standards for Limited Uses</u>
<u>Hotel/motel</u>	<u>N</u>	<u>CU</u>	<u>Subsection 19.905 Conditional Uses</u>
<u>Adult entertainment businesses¹</u>	<u>N</u>	<u>CU</u>	<u>Subsection 19.905 Conditional Uses</u>
Industrial, Manufacturing and Production			
<u>Manufacturing and production.</u> <u>This category comprises establishments engaged in the mechanical, physical, or chemical transformation of materials, substances, or components into new products, including the assembly of component parts.</u> <u>Examples include: alternative energy development; biosciences; food and beverage processing; software and electronics production; printing; fabrication of metal products; products made from manufactured glass; products made from rubber, plastic, or resin; converted paper and cardboard products; and microchip fabrication. Manufacturing may also include high-tech and research and development companies.</u>	<u>P</u>	<u>P</u>	

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Table 19.312.2

Uses and Use Categories	NME	MUTSA	Standards/Additional Provisions
<p><u>Construction: Contractors and Related Businesses</u></p> <p><u>This category comprises businesses whose primary activity is performing specific building or other construction-related work, on- or off-site.</u></p> <p><u>Examples include: residential and nonresidential building construction, utility/civil engineering construction, specialty trade contractors, and moving companies.</u></p>	P	P	
<p><u>Wholesale Trade, Warehousing, Distribution</u></p> <p><u>This category comprises establishments engaged in selling and/or distributing merchandise to retailers; to industrial, commercial, or professional business users; or to other wholesalers, generally without transformation, and rendering services incidental to the sale of merchandise. Wholesalers sell or distribute merchandise exclusively to other businesses, not the general public, and normally operate from a warehouse or office and are not intended for walk-in traffic.</u></p> <p><u>Examples include: operating warehousing and storage facilities for general merchandise, refrigerated goods, and other products and materials that have been manufactured and are generally being stored in anticipation of delivery to final customer. Includes fleet parking. Ministorage facilities (generally used by many individual customers to store personal property) are not considered industrial warehousing and storage and are not permitted.</u></p>	P	P	<u>Subsection 19.312.4 Standards for Limited Uses</u>

Table 19.312.2

<u>Uses and Use Categories</u>	<u>NME</u>	<u>MUTSA</u>	<u>Standards/Additional Provisions</u>
<p><u>Repair and Service</u></p> <p><u>This category comprises firms involved in repair and servicing of industrial, business, or consumer electronic equipment, machinery, and related equipment, products, or by-products.</u></p> <p><u>Examples include: welding shops; machine shops; tool, electric motor, and industrial instrument repair; sales, repair, or storage of heavy machinery, metal, and building materials; heavy truck servicing and repair; tire retreading or recapping; exterminators, including chemical mixing or storage and fleet storage and maintenance; janitorial and building maintenance services that include storage of materials and fleet storage and maintenance; fuel oil distributors; solid fuel yards; and large-scale laundry, dry-cleaning, and carpet cleaning plants. Few customers come to the site, particularly not general public daily customers. Auto service and repair shops for personal vehicles are not included in this category and are not permitted.</u></p>	<u>P</u>	<u>L</u>	<u>Subsection 19.312.4 Standards for Limited Uses</u>
<p><u>Trade Schools and Training Facilities</u></p> <p><u>This category comprises establishments whose primary purpose is to provide training for industrial needs and job-specific certification.</u></p> <p><u>Examples include: electronic equipment repair training, truck-driving school, welding school, training for repair of industrial machinery, job skills training classrooms, and other industrial/employment skills training.</u></p>	<u>P</u>	<u>P</u>	
<p><u>Creative Space</u></p> <p><u>Industrial/manufacturing space specifically for artist-type uses.</u></p> <p><u>Examples include: artist manufacturing studios (welding, pottery, ceramics, painting, glass, etc.); sound stage and/or film production; set design and production; music studio/production.</u></p>	<u>P</u>	<u>P</u>	

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Table 19.312.2			
Uses and Use Categories	NME	MUTSA	Standards/Additional Provisions
<u>Waste Management²</u> This category comprises businesses that provide garbage and recycling hauling, including fleet parking and maintenance. Storage of waste or recycling materials collected by a waste management business for any period of time is not permitted.	<u>CU/P</u>	<u>N</u>	
Community Service Use			
<u>Only the following community service uses are included in this district:</u>		Section 19.904 Community Service Uses	
1. <u>Institutions</u> a. <u>Government offices</u> b. <u>Public transit facilities or passenger terminal</u> c. <u>Schools (public or private)</u> d. <u>Recreation facilities (public or private)</u> e. <u>Parks and open space</u> f. <u>Transitional or correctional facility (public or private)</u> g. <u>Hospital</u>	<u>P</u> <u>CSU</u> <u>CSU</u> <u>CSU</u> <u>P</u> <u>CSU</u> <u>CSU</u>	<u>P</u> <u>CSU</u> <u>CSU</u> <u>CSU</u> <u>P</u> <u>CSU</u> <u>CSU</u>	<u>See Trade Schools and Training Facilities</u>
2. <u>Infrastructure</u> a. <u>Utilities (water, sewer, and storm sewer facilities including but not limited to sewage pumping stations, water wells, pump stations, sewer mining)</u> b. <u>Communication facilities (includes WCF)</u> c. <u>Electrical power substations; solar facilities</u>	<u>P</u> <u>P</u> <u>P</u>	<u>P</u> <u>P</u> <u>P</u>	
Marijuana Businesses			
1. <u>Marijuana retailers subject to the standards of Subsections 19.312.4 and 19.509.1.</u>	<u>N</u>	<u>L</u>	Subsection 19.509.2 Security and Odor Control for Certain Marijuana Businesses
2. <u>Marijuana processing, testing, research, and warehousing subject to the standards of Subsection 19.509.2.</u>	<u>P</u>	<u>P</u>	Subsection 19.509.2 Security and Odor Control for Certain Marijuana Businesses

Table 19.312.2

Uses and Use Categories	NME	MUTSA	Standards/Additional Provisions
3. <u>Marijuana production subject to the conditional use process and the standards of Subsections 19.509.2 and 19.509.3.</u>	<u>CU</u>	<u>CU</u>	<u>Subsection 19.509.2 Security and Odor Control for Certain Marijuana Businesses</u> <u>Subsection 19.509.3 Marijuana Production Limitations</u> <u>Section 19.905 Conditional Uses</u>

P = Permitted.

N = Not permitted.

L = Limited

CSU = Permitted with community service use approval subject to provisions of Section 19.904. Type III review required to establish a new CSU or for major modification of an existing CSU. Type I review required for a minor modification of an existing CSU.

CU = Permitted with conditional use approval subject to the provisions of Section 19.905. Type III review required to establish a new CU or for major modification of an existing CU. Type I review required for a minor modification of an existing CU.

1. Multifamily residential is permitted outright in a stand-alone building or in stories above a ground-floor commercial or office use. Deed restrictions will apply to multifamily development in order to reduce potential conflicts between residential uses and surrounding manufacturing uses.

2. When considering an adult entertainment business, the following criteria shall be used:

a. The proposed location of an adult entertainment business shall not be within 500 ft of an existing or previously approved adult entertainment business or within 500 ft of either a public park, a church, a day-care center, a primary, elementary, junior high, or high school, or any residentially zoned property.

b. Distances shall be measured in a straight line, without regard to intervening structures, between the closest structural wall of the adult entertainment business and either the closest property line of the applicable property or the closest structural wall of any preexisting or previously approved adult entertainment business.

3. Waste Management uses in existence prior to December 31, 2017 are Permitted; uses proposed after that date are permitted as a Conditional Use.

19.312.3 Specific Prohibited Uses

Any use which has a primary function of storing or manufacturing explosive materials or other hazardous material as defined by the Oregon Fire Code, Chapter 27.

19.312.4 Standards for Limited Uses

The following standards apply to those uses listed as limited (L) in Table 19.312.2.

A. Retail, Service-Related Office, Eating and Drinking Establishments, and Personal Service Uses

To ensure that these uses are limited in size and scale and do not dominate land intended for manufacturing and higher intensity employment uses, the following standards apply. See Figure 19.313.6.B for an illustration of the size limitations.

1. In the NME, the total gross leasable square footage of an individual retail, service-related office, eating and drinking establishment, and personal service use shall not exceed 5,000 sq ft or 40% of the floor area of an individual building, whichever is less. In the MUTSA and the NME, the total gross leasable square footage for a development shall not exceed 20,000 sq ft.

2. In the NME and MUTSA, multiple retail, service-related office, eating and drinking establishments, and personal service uses shall not exceed 20,000 cumulative gross

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leasable sq ft within the same development project. For the purposes of this section, a development project is defined as:

- a. A single building with 50,000 sq ft or more of gross floor area.
- b. Multiple buildings, each with less than 50,000 sq ft of gross floor area, that share common development features (such as access, parking, or utilities), whether or not the buildings are located on the same or a different parcel or lot.
3. In the NME, retail, service-related office, eating and drinking establishments, and personal service uses shall not be permitted in a stand-alone building. They must be included within a building whose primary purpose is for an allowed manufacturing use. The retail, service-related office, eating and drinking establishment, and personal service use is not required to be related to the primary manufacturing use. Food carts are permitted as a stand-alone use.
4. In the MUTSA, eating and drinking establishments that exceed the above standards may be approved through a conditional use review pursuant to Section 19.905.

B. Other Uses

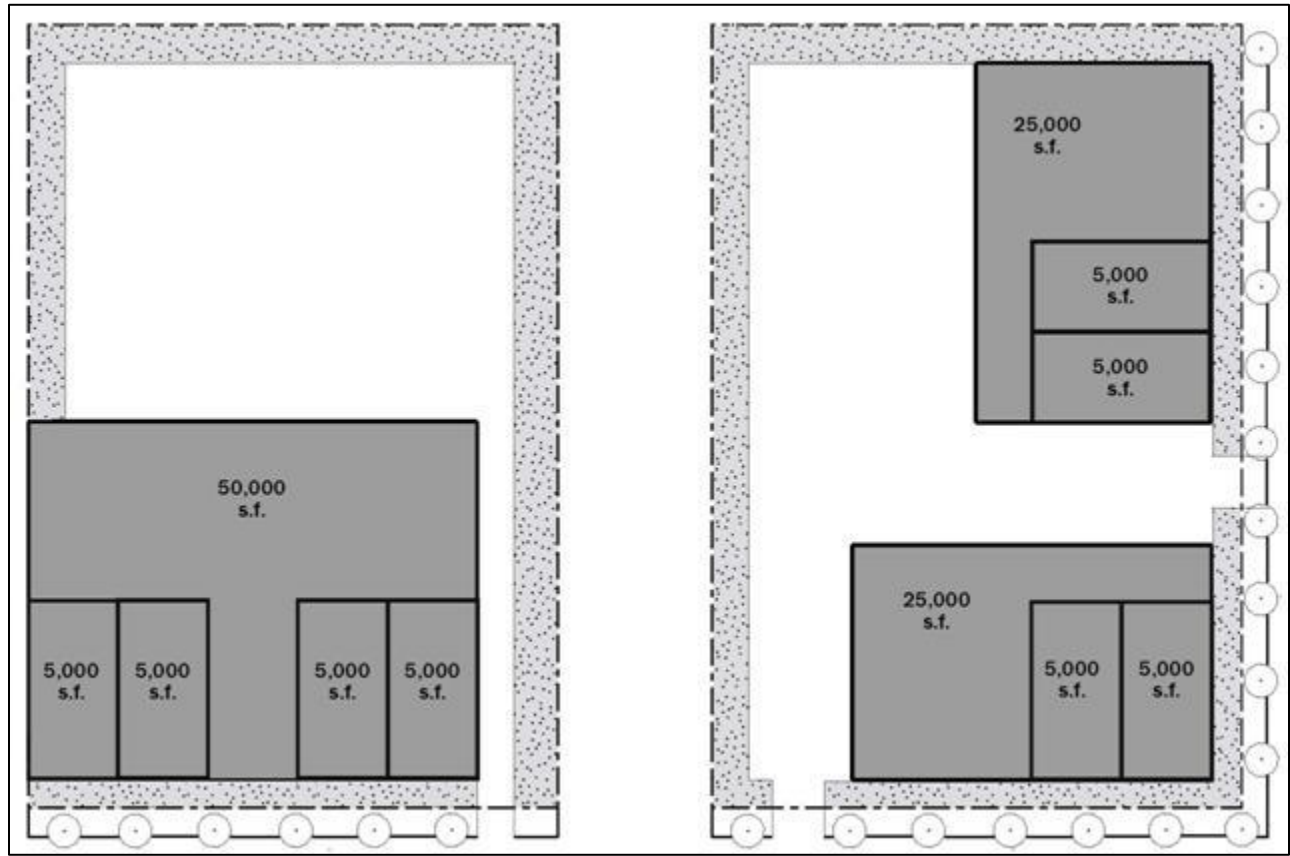
1. In the MUTSA, the following repair and service uses, or similar, are not permitted: sales, repair, or storage of heavy machinery; heavy truck servicing and repair; tire

retreading or recapping; fleet storage and maintenance; fuel oil distributors; and solid fuel yards.

2. Day care uses must be part of a larger building and shall not be permitted in standalone buildings.

Figure 19.312.4.A

Size Limitations for Retail, Service Office, Eating and Drinking Establishments, and Personal Service Uses



19.312.5 Development Standards

These development standards are intended to ensure that new development is appropriate in terms of building mass and scale, how the building addresses the street, and where buildings are located on a site.

Table 19.312.5 summarizes some of the development standards that apply in the NMIA. Development standards are presented in detail in Subsection 19.312.6.

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Table 19.312.5

<u>Standard</u>	<u>NME</u>	<u>MUTSA</u>	<u>Standards/ Additional Provisions</u>
<u>A. Lot Standards</u>			
1. <u>Minimum lot size (sq ft)</u>	<u>None</u>	<u>None</u>	
2. <u>Minimum street frontage (ft)</u>	<u>None</u>	<u>None</u>	
<u>B. Development Standards</u>			
1. <u>Floor area ratio (min/max)</u>	<u>0.5:1/3:1</u>	<u>0.5:1/3:1</u>	
2. <u>Building height (ft)</u>			
a. <u>Minimum</u>	<u>25</u>	<u>25</u>	<u>Subsection 19.312.6.K – Building height bonus</u>
b. <u>Maximum</u> ____ <u>(Height bonus available)</u>	<u>65-90</u>	<u>65-90</u>	
3. <u>Street setbacks (ft)</u>			<u>Subsection 19.501.2 Yard Exceptions</u>
a. <u>Minimum street setback</u>	<u>0-10</u>	<u>0-10</u>	
b. <u>Maximum street setback</u>	<u>None</u>	<u>None</u>	
c. <u>Side and rear setbacks</u>	<u>None¹</u>	<u>None¹</u>	
4. <u>Maximum lot coverage</u>	<u>85%</u>	<u>85%</u>	
5. <u>Minimum Landscaping</u>	<u>15%</u>	<u>15%</u>	<u>Subsection 19.312.6.B Landscaping</u>
6. <u>Off-street parking required</u>	<u>Yes</u>	<u>Yes</u>	<u>Subsection 19.312.6.E Parking, Loading, and Unloading Areas</u> <u>Chapter 19.600 Off-Street Parking and Loading</u>
<u>C. Other Standards</u>			
1. <u>Residential density requirements (dwelling units per acre)</u>			<u>Subsection 19.202.4 Density Calculations</u>
a. <u>Stand-alone residential</u>			
(1) <u>Minimum</u>	<u>N/A</u>	<u>None</u>	
(2) <u>Maximum</u>	<u>N/A</u>	<u>None</u>	
b. <u>Mixed-use buildings</u>	<u>N/A</u>	<u>None</u>	
2. <u>Signs</u>	<u>Yes</u>	<u>Yes</u>	<u>Subsection 14.16.050 Commercial Zone</u> <u>Subsection 19.312.6.H Signage for Non-manufacturing Uses</u>
3. <u>Design Standards</u>	<u>Yes</u>	<u>Yes</u>	<u>Subsection 19.312.6.I Design Standards for All New Construction and Major Exterior Alterations</u>

1. Side and rear lot lines abutting a residential zone have a minimum 10-ft setback. Side and rear lot lines not abutting a residential have no required setback.

19.312.6 Development Standards for All Uses

The following detailed development standards describe additional allowances, restrictions, and exemptions related to the development standards of Table 19.312.6.

The following development standards apply to all uses in the MUTSA Zone and the NME Zone as specifically noted.

A. Setbacks

1. Front

- a. Buildings that are more than 2 stories and at least 25 ft high with a front setback along Main St have a minimum 5-ft setback.
- b. Front yard setbacks along any other street have a minimum 10-ft setback.
- c. In the NME, all development with frontage on Main Street shall have a 10-ft front yard setback.

B. Landscaping (NME and MUTSA)

A minimum of 15% landscaping of the site is required. The required landscape area shall comply with the following:

1. Permitted landscape materials include trees, shrubs, ground cover plants, non-plant ground covers, and outdoor hardscape features.
2. No more than 20% of the required landscape area shall be covered in mulch or barkdust. Mulch or barkdust under the canopy of trees or shrubs is excluded from this limit.
3. Hardscape features (i.e., patios, decks, plazas, and similar) may cover up to 10% of the required minimum landscape area.
4. Trees shall have a minimum 2-in caliper at time of planting, measured at 4 ft above grade.
5. Shrubs shall be planted from 5-gallon containers or larger.
6. All landscaped area that is not planted with trees and shrubs, or covered with nonplant material (barkdust or mulch), shall have ground cover plants that are sized and spaced as follows: a minimum of 1 plant per 12 in on center in triangular spacing, or other planting pattern that is designed to achieve 75% coverage of the area not covered by shrubs and tree canopy.
7. All plantings shall be maintained on an ongoing basis and shall be replaced if vegetation is diseased, dying, or dead.

C. Public Facility Improvements

As specified in Chapter 19.700.

D. Screening of Outdoor Uses (NME and MUTSA)

Outdoor uses shall be screened as follows:

1. All outdoor storage areas shall be screened from adjacent properties by a 6-ft-high sight-obscuring fence or wall or by the use of vegetation. Vegetation used to screen outdoor storage areas shall be of such species, number, and spacing to provide the required screening within 1 year after planting.
2. All screened or walled outdoor use and storage areas which abut a public street shall be set back a minimum of 25 ft from the property line(s). Within that setback area trees and evergreen shrubs shall be planted. The plants shall be of such a variety and

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arranged to allow only minimum gaps between foliage of mature trees and plants within 4 years of planting.

3. All plantings used to screen outdoor uses shall be maintained on an ongoing basis and shall be replaced if vegetation is diseased, dying, or dead.

E. Parking, Loading, and Unloading Areas

In the NME and MUTSA, parking, loading, and unloading areas shall be located as follows:

1. Parking, loading, and unloading areas shall not be located within required setbacks.
2. No loading or unloading facilities shall be located adjacent to lands designated for residential uses, or residential community services, if there are alternative locations of adequate size on the subject site. No loading area shall be located between the front of a building and a front lot line, regardless of required setbacks.

3. Parking Requirements

In the NME, the following parking requirements apply and supersede any conflicting requirements found in Table 19.605.1 or other sections of the code.

a. Office Uses

- (1) Minimum number of parking spaces: 2 per 1,000 sq ft of gross floor area
- (2) Maximum number of parking spaces: 4.1 per 1,000 sq ft of gross floor area

b. Retail and Personal Service Uses

- (1) Minimum number of parking spaces: 2 per 1,000 sq ft of gross floor area
- (2) Maximum number of parking spaces: 6.2 per 1,000 sq ft of gross floor area

c. Manufacturing Uses

- (1) Minimum number of parking spaces: 1 per 1,000 sq ft of gross floor area
- (2) Maximum number of parking spaces: none

4. The minimum and maximum parking requirements may be modified consistent with Section 19.605.2 Quantity Modifications and Required Parking Determinations.

F. External Effects (NME and MUTSA)

The potential external effects of manufacturing uses shall be minimized as follows:

1. Except for exterior lighting, operations producing heat or glare shall be conducted entirely within an enclosed building.
2. Potential nuisances such as noise, odor, electrical disturbances and other public health nuisances are subject to Title 8 Health and Safety.
3. Roof-mounted mechanical equipment, such as ventilators and ducts, for buildings located adjacent to residential districts, arterial streets, or transit streets, shall be contained within a completely enclosed structure that may include louvers, latticework,

or other similar features. This screening requirement does not apply to roof-mounted solar energy systems or wind energy systems.

G. Additional Standards

Chapter 19.500 Supplementary Development Regulations contains additional standards that may apply.

H. Signage for Non-manufacturing Uses

At least 1 pedestrian-oriented sign shall be provided along the building façade that faces the street. Pedestrian-oriented signs may be attached to the building, an awning, a kiosk, hanging, or otherwise so long as they are displayed no higher than 10 ft above the sidewalk and face the street. All signs must comply with Title 14 Signs.

I. Design Standards for All New Construction and Major Exterior Alterations

The design standards contained in this section are intended to encourage building design and construction with durable, high-quality materials. The design standards in this section generally apply to the street-facing façades of new commercial, institutional, manufacturing, and mixed-use buildings within the MUTSA and along Main St, McBrod Ave, and Ochoco St in the NME. Exterior maintenance and repair and minor exterior alterations are not subject to these standards. Subsection 19.313.7.J below defines exterior maintenance and repair and major/minor exterior alterations.

1. Ground-Floor and Street-facing Windows and Doors

Long expanses of blank walls facing the street or other public area have negative impacts on the streetscape and the pedestrian environment.

- a. For nonresidential and mixed-use buildings, 30% 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.
- b. Ground-floor windows shall be distributed along the wall area such that there are no lengths of windowless wall greater than 20 ft.
- c. Clear glazing is required for ground-floor windows. Reflective, tinted, or opaque glazing are not permitted for windows facing streets or courtyards.
- d. Ground-floor windows 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. Signs are limited to a maximum coverage of 50% of the window area.

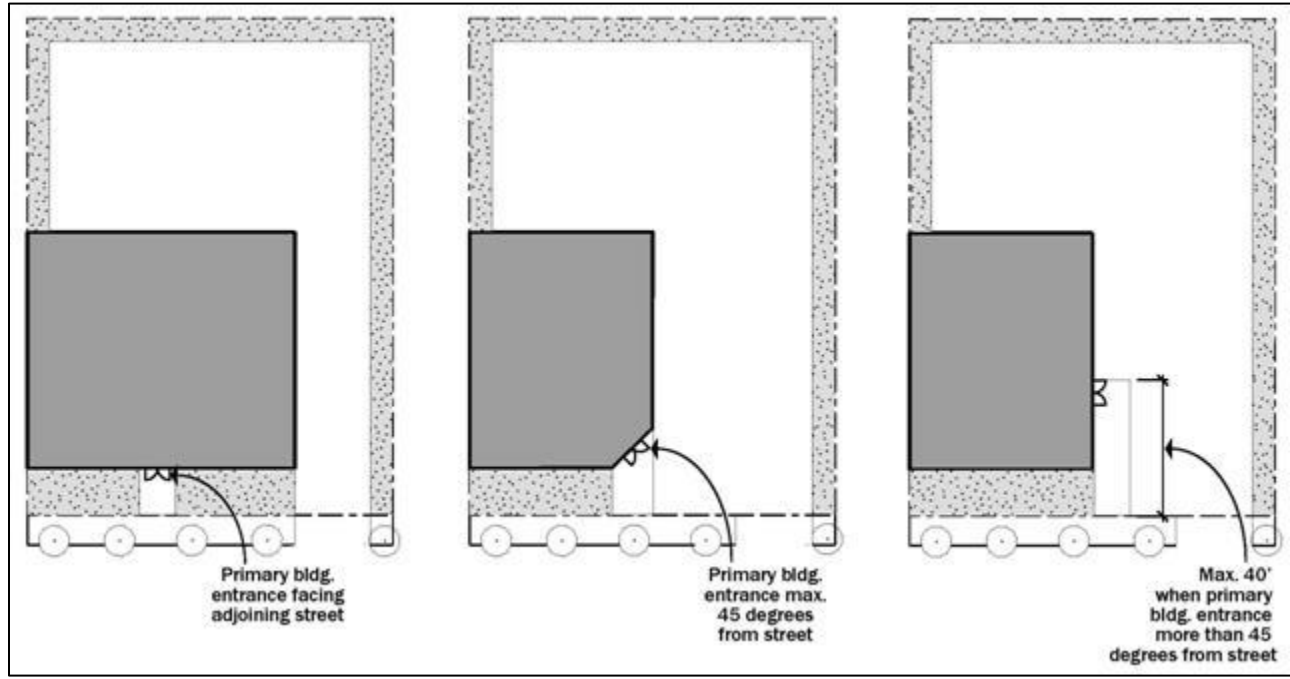
2. Building Orientation

All buildings shall have at least one primary building entrance (e.g., dwelling entrance, customer entrance, tenant entrance, lobby entrance, or breezeway/courtyard entrance) facing an adjoining street (i.e., within 45 degrees of the street property line). If the building entrance is turned more than 45 degrees from the street (e.g., front door is on a side wall), the primary entrance shall not be more than 40 ft from a street sidewalk,

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except to provide pedestrian amenities. In all cases, a walkway shall connect the primary entrance to the sidewalk. See Figure 19.312.6.I.2 for illustration.

**Figure 19.312.6.I.2
Building Entrances**



3. Weather Protection

All building entrances shall include an awning, canopy, recess, or some other form of shelter to provide weather protection and shade for users.

4. Design Standards for Walls

The following standards are applicable to the exterior walls of buildings facing streets, courtyards, and/or public squares.

- a. Exterior wall-mounted mechanical equipment is prohibited.
- b. The following standards are applicable to the exterior walls of new buildings facing streets, courtyards, and/or public squares. Table 19.312.6.I.4 specifies the primary, secondary, and prohibited material types referenced in this standard.
 - (1) Buildings shall utilize primary materials for at least 60% of the applicable building façades.
 - (2) Secondary materials are permitted on no greater than 40% of each applicable building façade.
 - (3) 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.)
 - (4) Buildings shall not utilize materials listed as (N) prohibited material.
 - (5) For existing development, façade modifications that affect more than 50% of the façade shall comply with standards in this subsection. The Planning

Director may waive this requirement if application of the standards would create an incongruous appearance of existing and new materials.

Table 19.312.6.I.4 Commercial Exterior Building Materials	
Material Type	Nonresidential and Mixed-Use
Brick	<u>P</u>
Stone/masonry	<u>P</u>
Stucco	<u>P</u>
Glass (transparent, spandrel)	<u>P</u>
Concrete (poured in place or precast)	<u>P</u>
Finished wood, wood veneers, and wood siding	<u>P</u>
Finished metal panels—such as anodized aluminum, stainless steel, or copper—featuring polished, brushed, or patina finish	<u>S</u>
Concrete blocks with integral color (ground, polished, or glazed finish)	<u>S</u>
Fiber-reinforced cement siding and panels	<u>S</u>
Ceramic tile	<u>S</u>
Concrete blocks with integral color (split-face finish)	<u>A</u>
Standing seam and corrugated metal	<u>A</u>
Glass block	<u>A</u>
Vegetated wall panels or trellises	<u>A</u>
Vinyl siding	<u>N</u>
Exterior insulation finishing system (EIFS)	<u>N</u>
Plywood paneling	<u>N</u>

P = Primary material

S = Secondary material

A = Accent material

N = Prohibited material

6. Design Standards for Roofs

The following standards are applicable to building roofs.

- a. Flat roofs shall include a cornice with no less than 6 in depth (relief) and a height of no less than 12 in.
- b. Mansard or decorative roofs on buildings less than 3 stories are prohibited.

J. Definitions for Applicability of Design Standards

1. Exterior maintenance and repair includes refurbishing, painting, and weatherproofing of deteriorated materials, as well as in-kind restoration or replacement of damaged materials. Exterior maintenance and repair does not include replacement of materials due to obsolescence or when associated with minor or major exterior renovation, as defined below. Exterior maintenance and repair does not include the placement of signs.
2. Minor exterior alterations include the exterior alterations of any portion of a structure that do not fall within the definitions of “exterior maintenance and repair” or “major exterior alterations.” Minor exterior alterations include, but are not limited to, the application or installation of finish building treatments, including windows and other

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glazing, doors, lintels, copings, vertical and horizontal projections (including awnings), and exterior sheathing and wall materials. Minor exterior alteration does not include the placement of signs.

3. Additions not exceeding 300 sq ft may be considered minor exterior alterations only when the additional floor area is designed and used for utility, HVAC, other mechanical equipment, ADA upgrades, or egress required by applicable fire safety or building codes.
4. Major exterior alterations include any of the following:
 - a. Alterations that do not fall within the definitions of “exterior maintenance and repair” or “minor exterior alterations.”
 - b. Demolition or replacement of more than 50% of the surface area of any exterior wall or roof.
 - c. Floor area additions that exceed 300 sq ft or do not meet the limited purposes as defined under the minor exterior alteration (ADA upgrades, etc.).
5. The design standards in Subsection 19.312.6.I above are applicable to major exterior alterations as follows:
 - a. Major exterior alterations involving a wall(s) shall comply with the design standards for walls and the design standards for windows for that wall(s).
 - b. Major exterior alterations involving a roof shall comply with the design standards for roofs.

K. Height Bonuses

A building can utilize up to 2 of the development incentive bonuses of this subsection, for a total of 2 stories or 24 ft of additional height, whichever is less, above the height maximum.

1. Residential

New buildings that devote at least 1 story or 25% of the gross floor area to residential uses are permitted 1 additional story or an additional 12 ft of building height, whichever is less.

2. Green Building

New buildings that receive certification (any level) under an ANSI-approved green building rating system (e.g., LEED, Earth Advantage, or Green Globes certified) are permitted 1 additional story or an additional 12 ft of building height, whichever is less.

Height bonus eligibility shall be verified at the time of building permit submittal and shall be contingent upon submittal of green building certification. The height bonus may be binding under a development agreement and height bonus awards may be revoked, and/or other permits or approvals may be withheld, if the project fails to achieve certification.



MILWAUKIE

Dogwood City of the West

To: Design and Landmarks Committee

Through: Dennis Egner, Planning Director

From: Brett Kelter, Associate Planner

Date: November 6, 2017, for November 13, 2017, Worksession

Subject: Downtown Design Guidelines Update – Session 22

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

- **Winter 2016 - Present:** The group has been drafting revisions to the DDG, focusing on the Milwaukie Character and Pedestrian Emphasis elements.

EVALUATION MATRIX

Following up on the evaluation work conducted at the October meeting, the group will continue using the matrix to go through the other design guidelines, beginning with "Pedestrian Emphasis." As before, the following color key will be used to document the evaluation results:¹

- Green = Guideline is applicable to standard
- Yellow = Unclear if guideline is consistently applicable to standard; one or both may need adjustment
- Red = Guideline is not applicable to standard; standard may need adjustment (or code may need a new standard)

A simple graphic summary of the evaluation results of "Milwaukie Character" guidelines is attached for reference (see Attachment 1).

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1. Evaluation Summary: Milwaukie Character guidelines versus Downtown design standards

Note: E-Packet materials will be available online at <http://www.milwaukieoregon.gov/planning/design-and-landmarks-committee-75>.

¹ Staff's characterization of the color key may need some adjustment and should be confirmed or discussed at the outset.

Evaluation of "Milwaukie Character" guidelines versus Downtown development standards

	Reinforce Sense of Place	Integrate the Environment	Horticultural Heritage	Gateways (deleted)	Consider View Opportunities	Arch. Context & Contrast	Preserve Historic Landmarks	Integrate Art
Building Façade	Green	Red	Red	Grey	Green	Green	Green	Green
Corners	Green	Red	Red	Grey	Green	Green	Green	Green
Weather Protection	Yellow	Yellow	Red	Grey	Red	Green	Green	Green
Exterior Materials	Green	Green	Red	Grey	Red	Green	Green	Green
Windows & Doors	Green	Green	Red	Grey	Green	Green	Green	Green
Roofs/Rooftop Equip.	Yellow	Green	Green	Grey	Green	Green	Green	Green
Open Space/Plazas	Yellow	Green	Green	Grey	Green	Green	Yellow	Green

Key



Green = Guideline is applicable to standard



Yellow = Unclear if guideline is consistently applicable to standard; one or both may need adjustment



Red = Guideline is not applicable to standard; standard may need adjustment (or code may need a new standard)