



**10660 SE 21st Ave –
Ledding Library
Master File #CSU-2018-002
(DR-2018-001; NR-2018-001;
P-2018-002)**

Planning Commission
Vera Kolas, Associate Planner
April 10, 2018

Location



Proposal

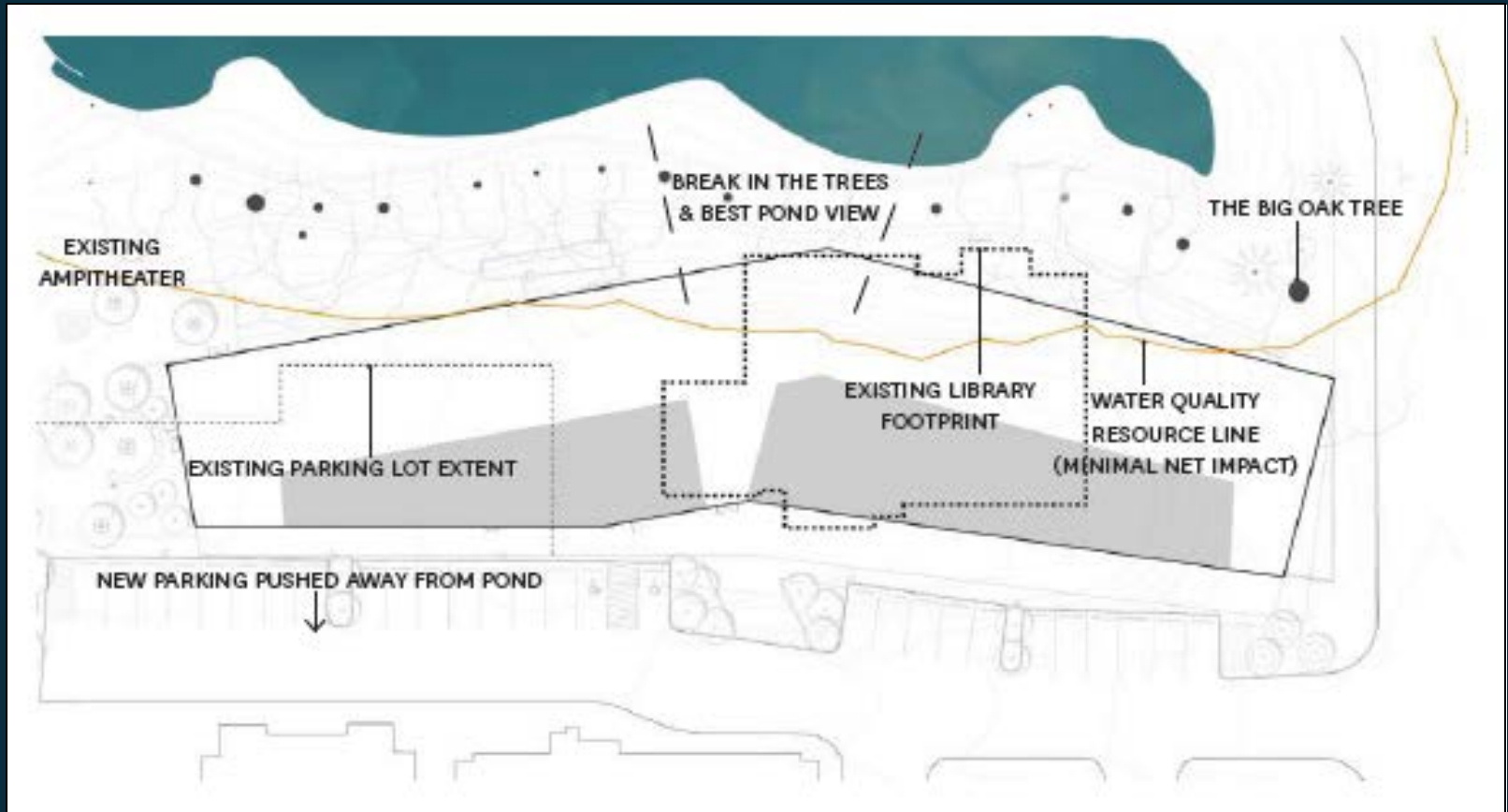
- New single story library
- 20,000 sq ft



Proposal



Proposal



Land Use Review

1. Major Modification to a Community Service Use (CSU-2018-002) – Type III
2. Downtown Design Review (DR-2018-001) – Type III
3. Natural Resources Review (NR-2018-001) – Type III
4. Parking Modification (P-2018-002) – Type II
5. Compliance with MMC 19.606.1 – Parking Space and Aisle Dimensions.



DLC Review & Recommendations

- Redesign the northern one-third of west-facing wall; recommends a minimum of 25% transparency.
- Lighting
 - Include an ornamental light fixture on the site closest to Harrison St; the other parking lot light fixtures may be the contemporary fixtures.
 - Consider adding lighting to the canopy near Harrison St to ensure that the proposed monument sign is visible.



Key Issues - #1

- Does the proposed design meet the downtown site and building design standards (MMC 19.508) and Design Guidelines?
 - The proposed design meets all the site and building design standards except:
 - 508.4.A.2.b(2) – horizontal building façade
 - 508.4.C.2.a (3) – weather protection
 - 508.4.E.3 – ground floor wall openings
 - 508.4.E.5.c – bottom edge of ground-floor windows
 - 508.4.F - roofs



Purpose Statements

- Building Façade Details
 - “To provide cohesive and visually interesting buildings, particularly on the ground floor.”
- Roofs
 - “To create a visually interesting condition at the top of the building that enhances the quality and character of the building.”
- Windows and Doors
 - “To enhance street safety and provide a comfortable pedestrian environment by adding interest to exterior façades...”



Design Guidelines

- Applicable guidelines
 - Milwaukie Character Guidelines
 - Pedestrian Emphasis Guidelines
 - Architectural Guidelines



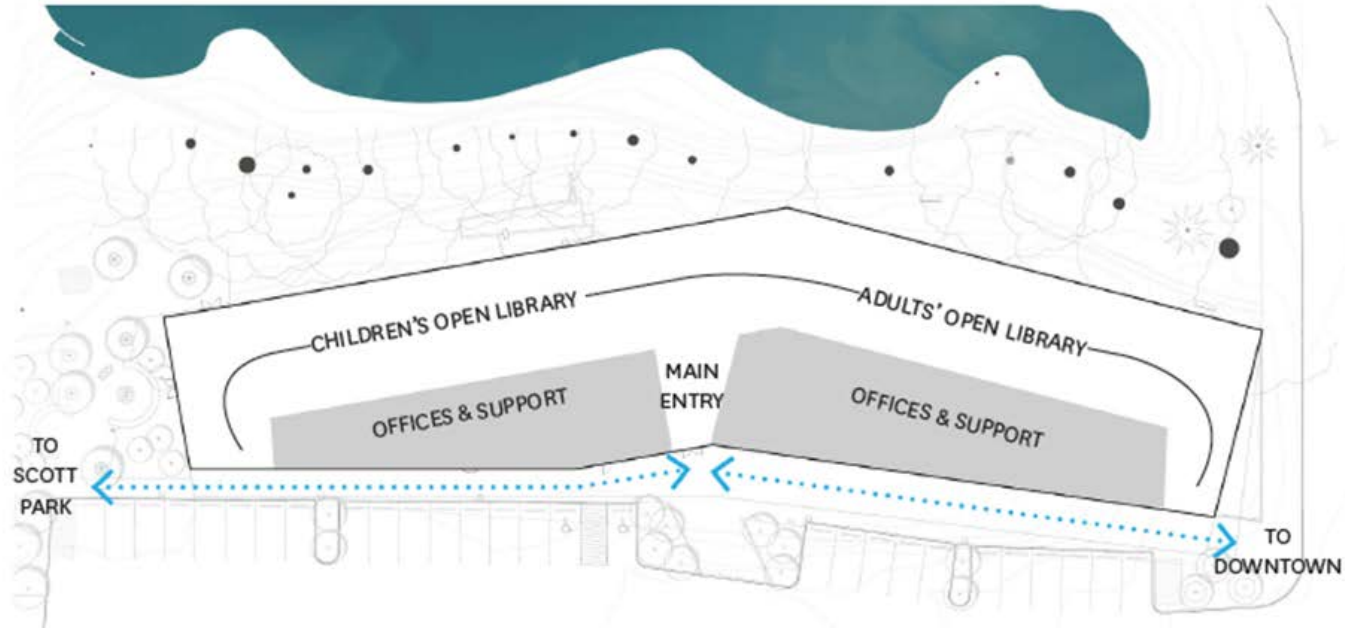
Design Guidelines

- Milwaukie Character Guidelines
 - Proposed design connects the building to Harrison St and to the surrounding natural area, including Scott Park.
 - Views to the creek/pond are emphasized/optimized in the design

Reinforce Milwaukie's sense of place – what makes it special.



Design Guidelines



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



Design Guidelines

- Pedestrian Emphasis Guidelines
 - Direct and inviting access
 - Significant central entrance
 - Extra wide covered walkway
 - Building brought right up to the street

The
pedestrian is
the priority.



Design Guidelines

- Architectural Guidelines

- Main central entrance
- Large corner windows at Harrison St.; adjacent to sidewalk
- Sculptural undulating roof form
- Sustainable design

Promote quality development while reinforcing the “individuality and spirit” of Milwaukie.



Key Issues - #2

- Is the request for a modification to the off-street parking requirements reasonable?



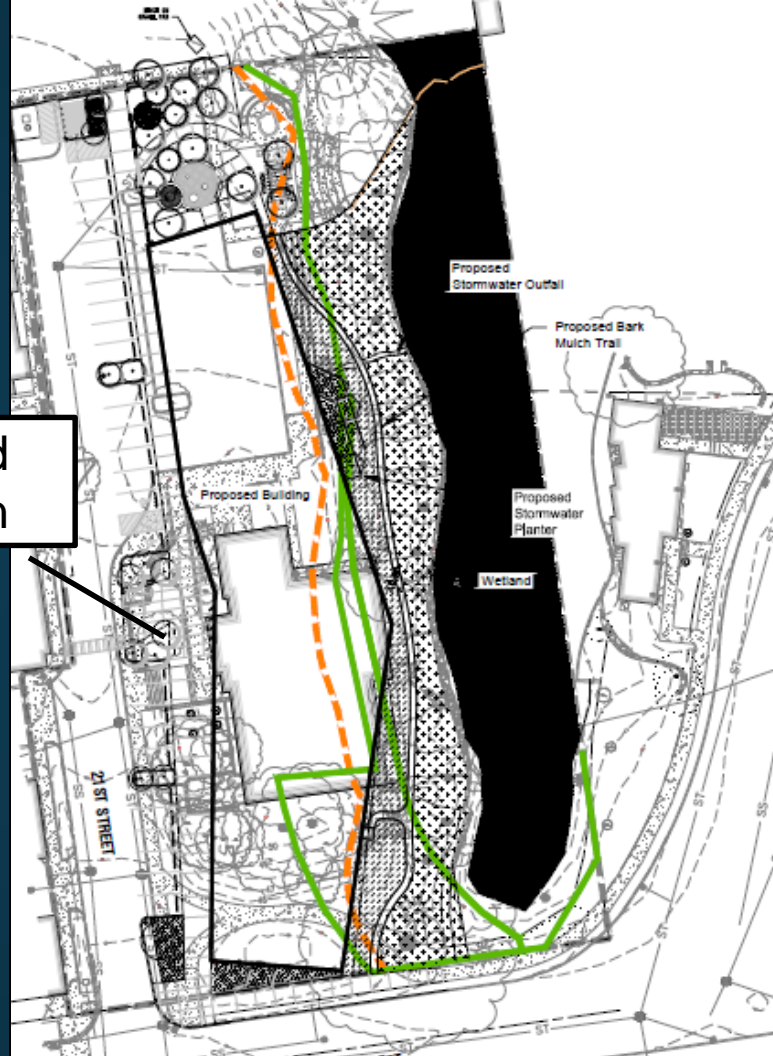
Key Issues - #3

- Does the proposal adequately address impacts to natural resources?



Resource
Disturbance

Proposed
Mitigation



Summary of proposed mitigation

- Removal of any man-made debris and noxious materials throughout the area;
- Tree protection measures;
- Removal of non-native, invasive plants from the vegetated corridor in the entire area;
- Installation of 19 trees and 96 shrub plantings; total planting area = 11,367 sq ft.



Summary of impacts and proposed mitigation

	WQR	HCA
Total Existing Area	21,389 sq ft	34,026 sq ft
Current library encroachment	5,260 sq ft	3,104 sq ft
Proposed additional encroachment	1,705 sq ft	1,926 sq ft
Proposed Mitigation	19 trees and 96 shrubs; 11,367 sq ft	



Decision-Making Options

- Approve the application subject to the recommended Findings and Conditions of Approval.
- Approve the application with modified Findings and Conditions of Approval. Such modifications need to be read into the record.
- Deny the application upon finding that it does not meet approval criteria.
- Continue the hearing



Key Recommended Conditions

- Approval by the City Council to repeal the Scott Park Master Plan.
- Photometric plan
- Detailed planting plan and letter confirming compliance
- Construction Management Plan with RPZs
- Redesign of northern 1/3 of west-facing wall
- Site lighting per DLC
- Parking lot design in compliance with code or request a
variance



Staff Recommendation

1. Approve the Community Service Use, Natural Resources Review, Downtown Design Review, and Parking Modification for 10660 SE 21st Ave.
2. Adopt the attached Findings, Conditions of Approval, and Other Requirements.



Comments Received

- Tom Madden – Historic Milwaukie NDA
- Salena Sanford – 10677 SE 21st Ave
- Lisa Lashbrook – PARB



Questions?

