CITY OF MILWAUKIE

AGENDA

July 20, 2020

DESIGN AND LANDMARKS COMMITTEE

Virtual Meeting (via Zoom)
www.milwaukieoregon.gov

1.0 Call to Order — Procedural Matters

2.0 Meeting Notes – Motion Needed

2.1 July 6, 2020

3.0 Information Items

4.0 Audience Participation — This is an opportunity for the public to comment on any item not on the agenda

5.0 Public Meetings — None

6.0 Worksession Items

6.1 Summary: Downtown design review process (continued)
Staff People: Brett Kelver, Associate Planner; Elizabeth Decker, JET Planning; Denny Egner, Planning Director

- Refinement questions
- Applicability (renovation vs. new buildings, residential uses)
- Guidance

7.0 Other Business/Updates

8.0 Design and Landmarks Committee Discussion Items — This is an opportunity for comment or discussion for items not on the agenda.

9.0 Forecast for Future Meetings:

Aug. 3, 2020	Downtown design review (regular meeting)
Sept. 2020 (TBD)	Downtown design review (regular meeting)

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:

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

Planning Department Staff:

Denny Egner, Planning Director
Vera Kolias, Senior Planner
Brett Kelver, Associate Planner
Mary Heberling, Assistant Planner
Tempest Blanchard, Administrative Specialist II

CITY OF MILWAUKIE
DESIGN AND LANDMARKS COMMITTEE
NOTES
(virtual meeting via Zoom)
Monday, July 6, 2020
6:30 PM

COMMITTEE MEMBERS PARTICIPATING
Cynthia Schuster, Chair
Mary Neustadter
Tracy Orvis
Evan Smiley

MEMBERS ABSENT
Brett Laurila, Vice Chair

STAFF PARTICIPATING
Brett Kelver, Associate Planner (staff liaison)
Denny Egner, Planning Director
Leila Aman, Community Development Director

OTHERS PARTICIPATING
Elizabeth Decker, JET Planning

1.0 Call to Order – Procedural Matters

Chair Cynthia Schuster called the meeting to order at 6:32 p.m.

2.0 Design and Landmarks Committee Notes
2.1 June 15, 2020

Chair Schuster called for any revisions to the meeting notes for the special session on June 15; there were none, and the notes were approved unanimously.

3.0 Information Items

Planning Director Denny Egner reported that the City Council was continuing the review and hearing process for the updated Comprehensive Plan, with the next discussion set for July 21.

4.0 Audience Participation – None

5.0 Public Meetings – None

6.0 Worksession Items

6.1 Downtown design review process (continued)
Staff People: Brett Kelver, Denny Egner, Elizabeth Decker

Associate Planner Brett Kelver reopened the review of the latest draft of proposed amendments by reminding the group that the discussion had ended after discussing Element G (Corners) at the last meeting (June 15). He suggested they continue working through the questions in the discussion guide, and he shared his screen so the group could all see the same clear version of the draft provided for the June 15 meeting. **Elizabeth Decker**, the consultant for this project, led the continued discussion. The following summarizes key points:

- **Element H (Building Massing & Transitions)**
    - Regarding step backs, it was agreed that the key effect to be achieved is providing access to light and air. The required 50% of façade length can be broken up and does not have to be continuous. The group recommends sticking with the 6-ft step back as proposed.

  - The 6-ft step back noted above should result in the effect of a 45-degree slope back from the additional height of a bonus story, but the group may want to explore a bit more to see if there are other transition area measures that would be more effective than the current proposal of 20-ft spacing.
  - Retain the transition measures as protection for adjacent residential properties, even though there are relatively few such properties.

- **Element I (Weather Protection)**
  - Will add a definition of "marquee" within the larger zoning code.
  - Canvas can deteriorate if not maintained, but it does make a good material for awnings and so should not be prohibited. Perhaps a note about maintenance can be added.
- **Element L (Green Architecture)**
  - This topic needs broader treatment throughout the city, and such an effort is forthcoming. In the meantime, staff advises that there be a placeholder only for green architecture in the downtown design review process. (**Chair Schuster** suggested considering a pared-down version, where buildings be required to be made solar-ready.) **Mr. Kelver** agreed to check with Natalie Rogers, the City's sustainability coordinator, to learn the status of the larger overall effort on developing green architecture standards.
- **Element M (Pedestrian Circulation)**
  - Since Milwaukie Municipal Code (MMC) Subsection 19.504.9 already provides general overall standards for pedestrian circulation, it seems unnecessary to establish redundant rules for downtown. The only question is about whether mid-block connections should be required. **Mr. Egner** suggested that a requirement to make connections to Scott Park might make sense in the area north of Harrison Street, but otherwise the downtown blocks in Milwaukie are generally too small to necessitate mid-block connections.
- **Element N (Resident Open Space)**
  - In response to a question about whether resident-focused open spaces should be more or less enclosed, the group seemed satisfied with the recommendation of requiring enclosure on at least two sides. (**Chair Schuster** seemed to remember that providing security had been a key concern.)
- **Element O (Plazas & Usable Open Space)**
  - This element is effectively a companion to Element A (Site Frontage), since it would only come into play where buildings are set back somewhat from the street-side property line, so it seems fine for the language to be somewhat general. **Mr. Egner** suggested again that it might be worthwhile to add something that ties into Element M (Pedestrian Circulation), particularly for the northern part of downtown where connections to Scott Park could be promoted. This needs another look by staff.
  - Regarding a potential tree canopy requirement, the suggestion was to require 10% of the plaza area to be landscaped. A reference could be made to the City's street tree list as a guide for planting.

- **Element Q (Outdoor & Exterior Building Lighting)**
    - There was some discussion about creating lighting standards within the elements related to the things being lit (e.g., entrances) instead of having a separate element focused on lighting. Although there is an interest in seeing a lighting plan as part of a design review application, there is currently no requirement to provide lighting of the building in general.
    - Perhaps this element could identify the lighting-related aspects that the group would not want to see in a project, such as a prohibition on flashing signs.
    - As for positive standards, it would be good to require lighting that ties into the rhythm created by other design elements, such as requiring a fixture every so many feet. **Chair Schuster** thought that lighting should be provided at the main entry as a minimum.
- **Parking (new element?)**
    - There are general standards in the code for off-street parking, and surface parking is allowed downtown (although it must be at least 50 ft from Main Street). But there probably should be some parking design standards that are specific to downtown, and it is probably best to provide them as part of a specific element rather than in other elements (like for Building Façade Details).
    - Enhanced screening should be provided where surface parking is provided close to the street, with a minimum height (4 ft?) and a maximum height (6 ft). **Mr. Egner** recounted the example of Reliable Credit on Main Street proposing a surface lot and developing a plan that included certain screening features. Staff agreed to dig up that site plan to share with the group.
- **Element G (Corners)**
    - The ground returned to address some outstanding questions about corners. **Committee Member Tracy Orvis** said she had looked at some street-view images of a few corners on Main Street and saw lots of variety that she felt might be best to preserve by not being too prescriptive. She did think it might be useful to identify and look more closely at some key view corridors, in case standards were warranted for those specific locations.

7.0 Other Business/Updates

Mr. Kelver looked at the calendar and noted the next meeting would be a special session on July 20. He and **Ms. Decker** agreed to sort out the agenda, but the group could expect to address some of the specific “refinement” questions noted in a past session (about particular measures) as well as applicability of the design review process (such as to renovation of existing buildings versus new). **Mr. Egner** reminded the group that they needed to look at the guidance points for all elements as well.

Mr. Kelver noted that August 3 would be the regular meeting date in that month but that the first Monday in September was Labor Day. He suggested finding an alternative date the week before if possible (due to vacation plans) but said they would figure something out that would work for everyone’s schedules.

8.0 Design and Landmarks Committee Discussion Items – None

9.0 Forecast for Future Meetings

July 20, 2020	Special meeting
August 3, 2020	Regular meeting
Sept. 2020 (TBD)	Regular meeting

Chair Schuster adjourned the meeting at 8:33 p.m.

Respectfully submitted,

Brett Kelver, Associate Planner

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Cynthia Schuster, Chair

Discussion Guide – Downtown Design Review
for July 20, 2020

Refinement Questions

These refinement questions are generally focused on details such as materials, measurements, and dimensions to ensure that design elements are properly scaled to achieve the design intent and therefore "design-able;" that is, not out of synch with "good" design techniques. In addition to the specific questions highlighted below, DLC feedback on other dimensional standards or details throughout the draft is welcome.

Note: Where multiple measurements or dimensions have been proposed in existing and proposed drafts, the range is included in *(italic parentheses)* to indicate that DLC direction is sought to pick a number within the range—or to further expand the range!

❖ Element B – Wall Structure & Building Façade Detail

1. Determine uniform measurements for "good" cornices, parapets, and eaves. These features come up as aspects of the "top" of tripartite design and as aspects of roof design in Element J. Based on the existing overlapping standards, potential ranges for the measurements include:
   - Cornice or wall cap with a minimum projection of 6 in and minimum height of *(9-12 in)*. (Applies to flat or sloped roofs with less than 4/12 pitch.)
     - Should there be an option for an eave on a flat roof, in place of a cornice? If so, how far should it project?
   - Eaves (exclusive of rain gutters) that project from the building wall at least 12 in, with minimum fascia height of 7 in. Is the minimum fascia height needed?

❖ Element C – Exterior Building Materials

1. Any further refinements to building materials listed as primary, secondary, and accent materials?

Table 19.508.4.D
Exterior Building Materials for Street-Facing Façades

	Allowed Status of Material P = Primary S = Secondary A = Accent	
Material Type	**Street Level** (1st story down to sidewalk)	**Upper Levels**
Brick or brick veneer	P	P
Architectural concrete block or veneer	P	S
Natural concrete block or veneer (with finish)	P	P
Architectural treated poured in place concrete	P	S

Tilt-up concrete walls (finished)	P	P
Pre-cast concrete	P	P
Stone veneer (natural or manufactured)	A	A
Stucco (topcoat with sand finish)	P	P
Metal siding = Finished metal panels (e.g., anodized aluminum, stainless steel, copper) featuring a polished, brushed, or patina finish	P	P
Composite wall panels	P	P
Ceramic tile	S	S
Finished natural wood siding and composite wood siding	A	A
Fiber-reinforced cement siding and panels (5/16-in or thicker)	S or A	P
Fiber-reinforced cement siding and panels (less than 5/16-in and through colors)	A	S or A
Glazing (refer to Façade Transparency element)	P	P

Prohibited Materials: vinyl siding, plywood paneling, exterior insulation finishing system (EIFS) or other synthetic stucco panels, plastic or vinyl fencing, chain link fencing

❖ Element D – Façade Transparency

1. Determine a uniform bulkhead measurement for the building base to align base standards in Element B with the required window area and minimum-to-maximum height for windowsills in Element D, and to prevent overlapping requirements for both a building base of substantial materials and windows in the same portion of the building façade.
    - Building base of solid materials for the first *(30 in-3 ft)*. (Element B)
    - Street-facing wall area that must consist of 50% openings measured as: 3 ft above finished grade to the bottom of the ceiling joists or, where there is no ceiling, to the bottom of the roof rafters of the space fronting the street or 12 ft above finished grade, whichever is less. Just use 3-12 ft, or keep the "to the bottom of the joists or rafters" language) (Element D)
    - The bottom edge of windows along pedestrian ways must be an average of no less than 1 ft and an average of no more than 3 ft above the abutting finished grade. Does it make sense to allow windows as low as 1 ft above grade, or does it conflict with the base material standard in Element B? (Element F)

- Determine suitable blank wall measurements for non-residential and residential uses. For non-residential, proposal is for "walls that contain no transparency such as windows and doorways are limited to 450 sq ft or 30 linear feet." For residential, blank walls are proposed at 750 sq ft. (Should residential be adjusted downward, and/or include a linear feet standard in addition?)

❖ Element F – Windows

1. Identify a way to measure transparency of ground floor windows, or prohibit heavily tinted windows, to ensure windows are transparent rather than tinted or opaque. DLC stated that the existing standard of 0.6 visible transmittance (VT) was not desired because of potential conflict with energy code. Are there other ways to measure transparency that are more appropriate? Alternatively, do the proposed standards to limit undesirable glazing types effectively support the transparency outcomes we want? The proposed language prohibits "Opaque, reflective, or mirrored glazing" and "Glazing tinted beyond energy code requirements."

❖ Element G – Corners

1. How tall does a tower need to be to be a "prominent architectural feature?" Proposed language: "Tower element, defined as an architectural feature that projects a minimum of *(2-5 ft)* above the surrounding building, which has a separate roof structure and is uniquely identifiable from the rest of the building."

❖ Element H – Building Massing & Transitions

1. Should the massing standards incorporate new stepbacks and massing standards along the non-street-facing side and/or rear façades to limit the impact of bonus height on adjacent buildings and to increase light and air reaching the street below by creating gaps between taller buildings? In place of the 20-ft gap initially proposed, consider expanding the step back provisions that currently apply on street-facing façades of *(6 ft, or 6 ft per story of bonus height)* back along 50% of the façade to apply along all façades. Should it vary based on the height of the adjacent building?

❖ Element I – Weather Protection

1. Staff is still working to get Public Works input on maximum projection of weather protection elements over the sidewalk. Is there a maximum projection, relative to the minimum 4 ft projection, recommended by DLC?

❖ Element O – Plazas and Usable Open Space

1. Part of the standard aims to ensure that building walls abutting the open space create physical and visual connection to that open space. Consider any refinements to the proposed standard to achieve that aim: "Where any building wall abuts an open space, the wall must include at least 1 window or door with a minimum of 50% transparency per 20 ft of wall length." Current code standard requires that such space be abutted by "residential units or by nonresidential uses with windows and entrances fronting on the space," and proposed language aims to be more clear and objective.

Guidance Questions

The proposed guidance was developed from the existing Downtown Design Guidelines, along with limited new language designed to synthesize multiple existing guidelines or better address the design element and standards. Generally, the guidance was developed to achieve two goals:

1. To correspond to the standards, so that review under the standards or the guidance would address the same themes, rather than including additional design concepts in the guidance that greatly expanded the scope of the design review. In practice, this meant that many of the individual guidelines in the existing Downtown Design Guidelines were not translated into the proposed guidance, though the guidance is intended to comprehensively address the essential design elements. Some of the guidelines are more abstract than can be captured in a standard, and so are not included in the proposed draft. Is there anything essential that seems to be missing in this more narrow set of guidance, in the attempt to provide greater correspondence with the standards?
2. To focus on key design principles and outcomes, rather than specific treatments. In the Downtown Design Guidelines, there were multiple guidelines related to recommended materials and not-recommended materials. Those have generally been replaced with guidance pointing to desired design outcomes. For example, rather than guidance specifically recommending use of garage doors for nonresidential entrances in Element E, the proposed guidance is, "Nonresidential doors should create a strong connection to the street through the use of techniques such as storefront doors and surrounding windows with a high percentage of glazing, double doors, and large glazed sectional doors."

For DLC discussion generally, are these the right goals and does the proposed guidance achieve these goals? Should the guidance be limited to correspond to the standards, or are there additional design concepts that should be addressed when projects elect to develop under the guidance? Should there be any refinement or exceptions to these goals, for example, are there particular standards or design elements (other than garage doors) that should explicitly be called out in the guidance rather than referencing a design intent that could be more open to interpretation?

Downtown Design Review

List of Design Elements

Subsection 19.508.4 (Building Design)

Proposed order

A. Site Frontage

B. Wall Structure & Building Façade Detail

C. Exterior Building Materials

D. Façade Transparency

E. Doors & Entrance Locations

F. Windows

G. Corners

H. Building Massing & Transitions

I. Weather Protection

J. Roofs & Rooftop Equipment Screening

K. Service Areas (Screening)

L. Green Architecture

~~M. Pedestrian Circulation~~

N. Resident Open Space

O. Plazas & Usable Open Space

~~P. Landscaping~~

Q. Outdoor & Exterior Building Lighting

Downtown Design Review

Element A – Site Frontage

Subsection 19.508.4 (Building Design)

Purpose/Intent

To encourage building design and site placement that enlivens the public realm and streetscape through consistent frontages and active ground-floor uses.

Design Standards

1. Frontage Occupancy

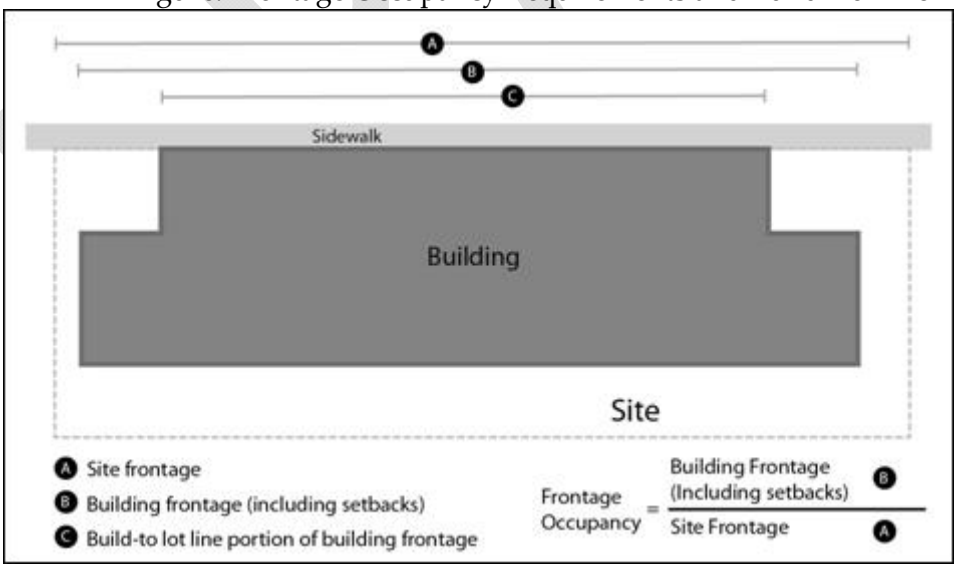
   A. For block faces that front on Main St, a minimum of 90% of the site frontage must be occupied by a building or buildings. If the development site has frontage on Main St and another street, the frontage occupancy requirement must be met on Main St only.

   B. For block faces that front on Harrison St, Monroe St, Washington St, Adams St, and 21st Ave, a minimum of 75% of the site frontage must be occupied by a building or buildings.

   C. For other block faces, a minimum of 50% of the site frontage must be occupied by a building or buildings.

   D. Building facades with recesses incorporated to comply with façade articulation requirements are considered to be occupying the site frontage if the recesses do not exceed 24 in.

Figure: Frontage Occupancy Requirements and Build-To Line



2. Street Setbacks / Build-To Lines

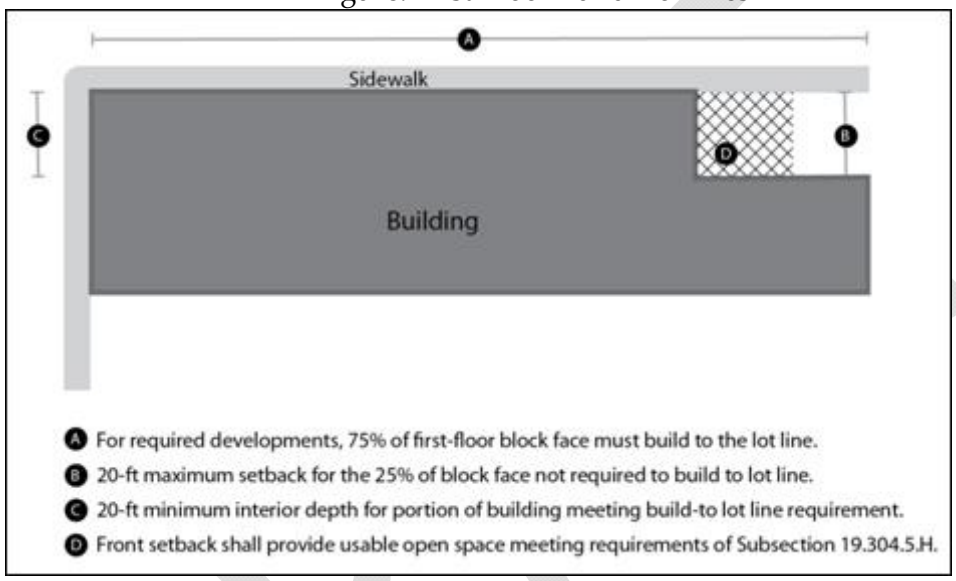
   A. For those block faces identified on Figure 19.304-5, 75% of the first floor must be built to the front lot line (zero setback). The remaining 25% may be set back from the front lot line a maximum of 20 ft. At least 50% of any front setback area must be developed as

usable open space, such as a plaza or pedestrian amenities, that meets the requirements of Element O (Plazas & Usable Open Space).

B. For other block faces, there is no build-to-line requirement and the maximum setback shall be 10 ft. At least 50% of any front setback area must be developed as usable open space, such as a plaza or pedestrian amenities, that meets the requirements of Element O (Plazas & Usable Open Space).

C. The portions of the building used to meet the build-to-line requirement in Standard 2-A above must have a depth of at least 20 ft.

Figure: First-Floor Build-To Lines



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

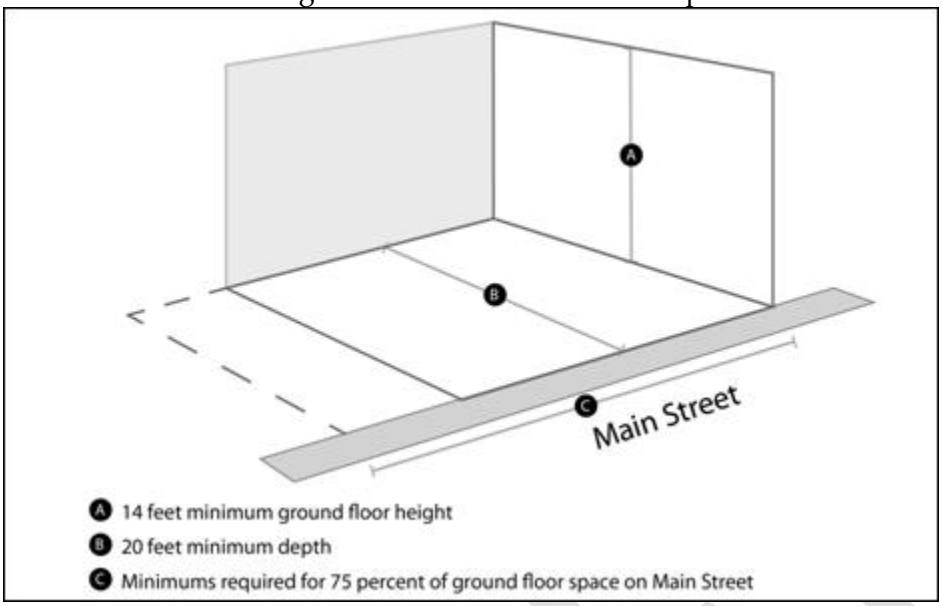
3. Active Ground Floor Space

For new buildings fronting Main St, excluding ground-floor residential, the following standards must be met:

A. At least 75% of the ground-floor height must be at least 15 ft, as measured from the finished floor to the ceiling, or from the finished floor to the bottom of the structure above (as in a multistory building). The bottom of the structure above is the lowest portion of the structure and includes supporting beams.

B. At least 75% of the interior floor area adjacent to Main St must be at least 20 ft deep, as measured from the inside building wall or windows facing Main St.

Figure: Flexible Ground-Floor Space Standards



Guidance

1. A strong and high-percentage presence of a building on the site edge, and spacious active ground-floor spaces and uses should help to create a continuous building frontage on the street to create compatibility and harmony between buildings and to encourage pedestrian activities. Building placement along the street should contribute to a continuous street wall that integrates storefront opportunities and architectural interest along the street, and should bring buildings up to the sidewalk for pedestrian interest. The amount of presence should be scaled to the uses and intensity of the street, as follows:
   A. For block faces fronting Main St, buildings should occupy a minimum of 90% of the lot frontage or create a sense of presence that similarly meets the intention of this guideline.
   B. For block faces fronting Harrison St, Monroe St, Washington St, Adams St, and 21st Ave, buildings should occupy a minimum of 75% of the lot frontage or create a sense of presence that similarly meets the intention of this guideline.
   C. For block faces fronting all other streets, buildings should occupy a minimum of 50% of the lot frontage or create a sense of presence that similarly meets the intention of this guideline.
2. Where buildings are set back from the property line and sidewalk, the setback distance should be minimized and plazas and open space should be located between the building and sidewalk edge, helping to enliven the street edge and pedestrian realm. The plaza and open space area should incorporate pedestrian-scale features consistent with guidance in Element O (Plazas and Usable Open Space).
3. Ground floors of commercial, public, and mixed-use buildings should be flexible and offer ample space for active uses serving occupants and visitors, such as retail, service or food service. High ground-floor heights and adequate depths should provide flexible interior spaces for active uses.

A. For new buildings fronting Main St, excluding ground-floor residential, flexible ground floor spaces should be incorporated into at least 75% of the interior floor area adjacent to Main St or create active ground-floor space that similarly meets the intention of this guideline.

Notes on Figures

- *Revisions to First-floor build-to lines diagram (Figure 19.304-5)*
  - *Include all block faces downtown, including on McLoughlin Blvd but not the block of Lake Rd/Main St between 21st Ave and Main St (under trestle) or Eagle St adjacent to the sewage treatment plant.*
  - *[Note: The wastewater treatment plant is separated from the McLoughlin Blvd right-of-way by the Trolley Trail. How to make the requirements apply to that property?]*
- *Revisions to Minimum frontage occupancy diagram (Figure 19.304-6)*
  - *Main St = Set at 75% north of Scott St.*
  - *Jackson St = Set at 75% west of Main St.*
  - *Jefferson St = Set at 75% on both sides of Main St.*
  - *Scott St = Leave at 50% west of Main St.*
  - *[Note: The wastewater treatment plant is separated from the McLoughlin Blvd right-of-way by the Trolley Trail. How to make the requirements apply to that property?]*
- *Keep graphic illustrating first-floor build-to lines (Figure 19.304.5.D.2.b(1&3))*
- *Keep graphic on flexible ground-floor space standards (Figure 19.304.5.C.2), increase minimum ground floor height to 15 ft.*
- *Keep graphic on frontage occupancy requirements and build-to line (Figure 19.304.5.E.2)*
- *Keep graphic on frontage occupancy requirements (Figure 19.304.5.E.2.a-c)*

Downtown Design Review

Element B – Wall Structure & Building Façade Details

Subsection 19.508.4 (Building Design)

Purpose/Intent

To add visual interest to buildings and enhance the street environment with continuous and varied wall structures. Use design features and details to break down the scale and mass of a building in order to create comfortable, pedestrian-friendly environments and enclosure to public areas.

Design Standards

1. Nonresidential and mixed-use buildings are subject to the following standards:

   A. Vertical Articulation

   Buildings of 2 stories and above must be divided vertically to create a defined base, middle and top by incorporating the following elements:

   1) Base. The ground floor façade must be constructed of brick, stone, or concrete, excluding windows, entrances and garage openings.

   2) Middle. The middle of the building between the top of the ground floor and top of the highest floor shall incorporate at least one of the following elements:

      a) A change in exterior building materials and/or material color between the ground floor and upper floors.

      b) Street-facing balconies or decks at least 2 ft deep and 4 ft wide for at least 25% of the length of the building façade.

      c) Horizontal architectural elements such as masonry string courses, ledges, and water tables at least 8 in tall that project or recess at least 1 in from the building face and extend across a minimum of 75% of the façade length.

   3) Top. The top of the building extends from the ceiling of the uppermost floor to the highest vertical point on the roof of the building. The building top must be distinguished from the building facades by one of the following:

      a) Cornice or wall cap for flat or low slope roofs with less than 4/12 pitch including a change of materials with a minimum projection of 6 in and minimum height of 9 in.

      b) A pitched or overhang roof with a minimum 4/12 pitch with a minimum fascia height of 7 in and eaves, exclusive of rain gutters, that project from the building wall at least 12 in.

   B. Horizontal Articulation

   1) The street-facing façade must be divided into distinct wall planes that are no more than 30 ft on center by incorporating at least one of the following every 30 linear feet:

a) Columns, piers, pilasters and revealed structural elements projecting a minimum of 4 in from the building face.

b) A change in wall plane of not less than 24 in deep and 24 in wide. Breaks may include but are not limited to an offset, recess, window reveal, or similar architectural feature.

c) Architectural bays projecting 4 inches or more from the building face, with windows covering at least 50 percent of the projected wall area.

2) Horizontal datum lines—such as belt lines, cornices, or upper-floor windows—must line up with adjacent facades if applicable.

~~3) Significant breaks must be created along building façades at least every 150 linear ft by either setting the façade back at least 20 ft or breaking the building into separate structures. Breaks must be at least 15 ft wide and shall be continuous along the full height of the building. The area or areas created by this break must meet the standards of Subsection 19.304.5.H.~~

Guidance

1. Street walls should engage the street, achieving a distinct and high-quality treatment that contributes to downtown as a community center.
2. Building walls should provide a sense of continuity and enclosure to the street, creating a "street wall." They should also include vertical (tripartite façade of base, middle, and top) and horizontal (bays and articulation) divisions to provide a human scale to the space of the street. Such vertical and horizontal architectural elements should create a coherent pattern and visual interest and to make large buildings appear pedestrian-scaled.
3. Buildings should avoid blank wall faces on street-facing façades, particularly on ground floors and building corners at street intersections.
4. Building façades should integrate façade articulation techniques to add visual interest to the built environment and clearly demarcate areas of visual interest, highlighting entries or displays.
5. Massing should be purposeful and cohesive, boldly showing depth and/or visual lightness to enrich the pedestrian zone, integrating façade articulation techniques to reduce the perceived scale of large buildings.

Notes on Figures

- *Keep graphic illustrating horizontal building façade details (Figure 19.508.4.A.2.b)*
- *Keep graphic on flat roof with parapet or cornice (Figure 19.508.4.F.2.b)*
- *Keep graphic on vertical building façade details (Figure 19.508.4.A.2.a)*
- *Use new graphic provided in draft with photo illustrating 10 design features*

Downtown Design Review

Element C – Exterior Building Materials

Subsection 19.508.4 (Building Design)

Purpose/Intent

To encourage the use of high-quality building materials that highlight architectural elements, create a sense of permanence, are compatible with downtown Milwaukie and the surrounding built and natural environment, and activate the building around the pedestrian realm.

Design Standards

1. New Buildings

   The following standards are applicable to the street-facing façades of all new buildings. For the purposes of this standard, street-facing façades are those abutting streets, courtyards, and/or public squares in all of the downtown. Table 19.508.4.D specifies the primary, secondary, and accent material types referenced in this standard.

   A. Façade coverage (refer to Table 19.508.4.D regarding materials)

      1) For ground-floor or street-level façades:

         a. Primary materials (including glazing) must be utilized for at least 90% of each applicable building façade.

         b. Secondary and/or accent materials are permitted on no greater than 10% of each applicable building façade.

      2) For upper-floor façades:

         a. Primary materials (including glazing) must be utilized for at least 65% of each applicable building façade.

         b. Secondary materials are permitted on no greater than 35% of each applicable building façade.

         c. Accent materials are permitted on no greater than 10% of each applicable building façade as trims or accents (e.g., flashing, projecting features, ornamentation, etc.).

      3) In addition to those materials listed in Table 19.508.4.D, similar materials may be approved by the Planning Director for use as primary, secondary, or accent materials consistent with this section. Decisions shall be processed as a Director's Determination consistent with Section 19.903.

   B. Ground-floor or street-level materials must wrap around to the non-street-facing façade of the building to minimum depth of 10 ft or to the edge of the abutting building, whichever is less.

Table 19.508.4.D Exterior Building Materials for Street-Facing Façades		
	Allowed Status of Material P = Primary S = Secondary A = Accent	
Material Type	**Street Level** (1st story down to sidewalk)	**Upper Levels**
Brick or brick veneer	P	P
Architectural concrete block or veneer	P	S
Natural concrete block or veneer (with finish)	P	P
Architectural treated poured in place concrete	P	S
Tilt-up concrete walls (finished)	P	P
Pre-cast concrete	P	P
Stone veneer (natural or manufactured)	A	A
Stucco (topcoat with sand finish)	P	P
Metal siding = Finished metal panels (e.g., anodized aluminum, stainless steel, copper) featuring a polished, brushed, or patina finish	P	P
Composite wall panels	P	P
Ceramic tile	S	S
Finished natural wood siding and composite wood siding	A	A
Fiber-reinforced cement siding and panels (5/16-in or thicker)	S or A	P
Fiber-reinforced cement siding and panels (less than 5/16-in and through colors)	A	S or A
Glazing (refer to Façade Transparency element)	P	P

2. Existing Buildings

   A. Street-facing façade modifications that affect more than 50% of the existing façade area must comply with standards of C.1 for the modified portion of the façade.

   B. Building expansions or additions that add street-facing façade area greater than 25% of the existing façade area, as measured in square feet, or 500 sq ft of façade area, whichever is less, must meet the standards of C.1 for the façade of the building expansion or addition.

Guidance

1. Exterior materials and finishes should be durable, long lasting and low maintenance, and create a sense of permanence and high quality.

2. Exterior materials for street-facing façades should include a palette that is visually interesting, coherent, related to its place, and observant of environmental elements of our region. A hierarchy of materials should be incorporated to distinguish ground floors and upper floors.
3. Ground-floor materials should consist primarily of a simple palette of long-lasting materials such as brick, stone, or concrete to create a sense of groundedness.
4. Provide attractive upper-story facades that are compatible with the dominant materials and colors used on ground-floor facades of the building.
5. Wrap street-façade façade materials around the edge to non-street facing façades to create a seamless appearance.
6. For existing development, new and existing materials should create a unified appearance.

Notes on Figures

- *Keep graphic on exterior wall standards (Figure 19.508.4.D.2)*

Downtown Design Review

Element D – Façade Transparency

Subsection 19.508.4 (Building Design)

Purpose/Intent

To activate building interiors and exteriors by ensuring transparency through the building, exposing ground-floor commercial and public uses of buildings, and promoting a safe pedestrian environment through visibility, lighting, and "eyes on the street" techniques.

Design Standards

1. Nonresidential and Mixed-Use Buildings

   A. Ground Floor or Street Level

      1) Primary Streets

         For ground-floor uses on block faces along Main St, a minimum of 50% of the ground-floor street-facing wall area must consist of openings (i.e., windows and the glazed portions of doors.) The ground-floor street wall area is defined as the area from 3 ft above finished grade to the bottom of the ceiling joists or, where there is no ceiling, to the bottom of the roof rafters of the space fronting the street or 12 ft above finished grade, whichever is less.

      2) Other Streets

         For all other block faces, a minimum of 40% of the ground-floor street-facing wall area must consist of openings (i.e., windows and the glazed portions of doors).

   B. Upper Levels

      Along all block faces, the following standards are applicable on the upper-level building façades facing a street or public space:

      1) The wall area of upper building stories must include a minimum of 30% glazing. For the purposes of this standard, minimum glazing includes windows and any glazed portions of doors.

      2) The required upper-floor window/door percentage does not apply to floors where sloped roofs and dormer windows are used.

   C. Blank walls that contain no transparency such as windows and doorways are limited to 450 sq ft or 30 linear feet, whichever is less, when facing a public street, unless required by the Building Code. In instances where a blank wall exceeds 450 sq ft or 30 linear feet, at least one of the following techniques must be employed in addition to the horizontal articulation requirements of Element B:

      1) Provide a landscaped planting bed or raised planter bed at least 3 ft wide in front of the wall, with plant materials that obscure or screen at least 50% of the blank wall's surface area within three years.

2) Provide a public art mural or original art mural, as defined in Section 20.04.020, over at least 50% of the blank wall surface.

2. Residential-Only Buildings

A. 25% of the total street-facing wall area must consist of openings (i.e., windows and the glazed portions of doors).

B. Blank walls that contain no transparency such as windows and doorways are limited to 750 sq ft when facing a public street, unless required by the Building Code. In instances where a blank wall exceeds 750 sq ft, at least one of the following techniques must be employed:

1) Articulate the wall with projections or recesses consistent with Element B.

2) Provide a landscaped planting bed or raised planter bed at least 3 ft wide in front of the wall, with plant materials that obscure or screen at least 50% of the wall's surface within three years.

3) Provide artwork (mosaic, mural, sculpture, relief, etc.) over at least 50% of the blank wall surface.

Guidance

1. Design nonresidential and mixed-use ground floors with high-percentage coverage of transparency at the pedestrian eye level, especially those from 3 ft to 12 ft above the ground plane.
    a. Along Main St, buildings should incorporate a minimum of 50% transparency of the ground-floor street wall area, or achieve a similar degree of transparency.
    b. Along all other streets, buildings should incorporate a minimum of 40% transparency of the ground-floor street wall area, or achieve a similar degree of transparency.
2. Design nonresidential and mixed-use upper floors with sufficient transparency coverage, consistent with ground floor treatment.
3. Design residential ground floor transparency coverage to balance transparency and privacy for residents.
4. Arrange transparent openings to provide balanced coverage of the façade and prevent blank walls.
5. Design window and doors to maximize transparency and flexibility for ongoing use and adaptation that can be integrate into planned and future building uses and operations, considering such future treatments as shades, curtains, security fencing, and product shelving near windows or doors.

Notes on Figures

- *Keep graphic on windows and doors (Figure 19.508.4.E)*

Downtown Design Review

Element E – Doors & Entrance Locations

Subsection 19.508.4 (Building Design)

Purpose/Intent

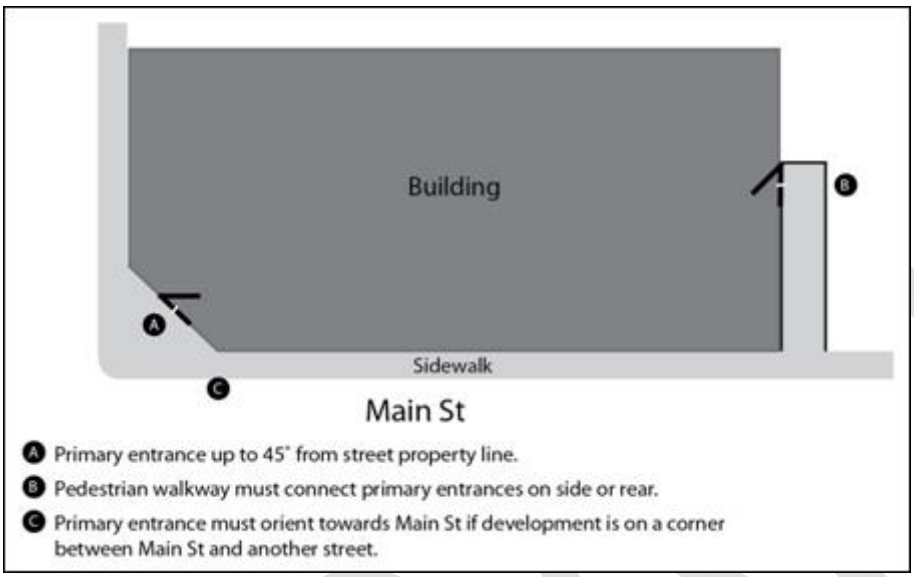
To create pedestrian-friendly development by providing building entrances that are oriented to the sidewalk or other public space and connected with clearly marked pedestrian walkways.

Design Standards

1. All new buildings must have at least one primary entrance facing an abutting street. For purposes of this standard, "facing" means within 45° of the street property line).
2. For lots with frontage along more than one street, including multiple lots under common ownership being developed as a single site, the primary entrance should be located as follows:
   A. For lots with one frontage along a transit street, the primary entrance must be oriented to the transit street with the exception of Subsection 19.508.4.E.2.C.
   B. For lots with frontage along two transit streets, the primary entrance must be oriented to the street with higher-quality transit service or the corner of the two streets.
   C. For lots with frontage along Main St, the primary entrance must be oriented to Main St or the corner of the two streets, even if the other frontage is along a transit street.
   D. For lots without frontage on Main St or a transit street, the primary entrance may be oriented to either street.
3. Where a development contains multiple buildings and there is insufficient street frontage to meet the above building orientation standards for all buildings on the subject site, a building's primary entrance may orient to a plaza, courtyard, or similar pedestrian space containing pedestrian amenities. When oriented this way, the primary entrance(s), plaza, or courtyard shall be connected to the street by a pedestrian walkway.
4. Primary entrances for mixed-use and nonresidential buildings must be clearly defined and distinguished from other parts of the building by incorporating at least one of the following design elements:
   A. Recessed or projected entry.
   B. Entry surrounds such as arches, columns, insets and design elements above and/or flanking the entrance.
   C. Transom windows above the entrance door.
5. For mixed-use and nonresidential buildings, the glazed portions of doors for primary entrances must be 75% or more of the door area.
6. All primary building entrances must have a minimum illumination of 2.0 foot-candles. Additional building entrances must have a minimum illumination of 1.0 foot-candles.

7. For residential buildings, primary entrances must:
   A. Incorporate one of the design elements in subsection (4) above; or
   B. Incorporate a covered porch, stoop, or patio with a minimum depth of 4 ft that may be elevated from sidewalk grade by no more than 8 ft.

Figure: Primary Entrance Standards



Guidance

1. Entryways should be sited to provide access where the focus of pedestrian activity is planned where the pedestrian experience is exceptional. Primary building entries should be located along the Main St or transit street frontage, where present, or at the corner of two such frontages for corner lots, whenever possible. Primary entries should not be oriented towards parking lots and service areas.
2. Building entries should be prominent architectural features that are clearly defined and demarcated. Entryways should integrate features such as scale, materials, glazing, projecting or recessed forms, architectural details, and color in entryway areas, along with accent features such as lighting and landscaping to set an entry apart. Residential entryways could also create a sense of permanence by integrating features such as porches, terraces, stoops, or covered landings.
3. Entries should be sited to create "eyes on the street"—increasing activity and observation by residents, employees, and visitors to provide self-policing and deter criminal activity.
4. Nonresidential doors should create a strong connection to the street through the use of techniques such as storefront doors and surrounding windows with a high percentage of glazing, double doors, and large glazed sectional doors.
5. Residential doors should be substantial enough to suggest privacy yet still express a welcoming sense of friendly contact for those who approach and enter. Privacy could be

provided through use of more substantial door materials, and separation from the street, such as a comfortable change of grade or entry features such as porches, terraces, stoops, or covered landings.

Notes on Figures

- *Keep graphic on primary entrance standards (19.304.5.F.2). Delete Point C about Main St orientation to allow either corner or Main St orientation.*

Downtown Design Review

Element F – Windows

Subsection 19.508.4 (Building Design)

Purpose/Intent

To create a welcoming pedestrian environment and enhance street safety by developing visually interesting exterior façades, allowing for daylighting of interior spaces, and creating visual connections between interior and exterior spaces.

Design Standards

1. General Standards
   A. Window openings must provide shadowing by recessing windows 4 in into the façade and/or incorporating exterior trim of at least 4-in reveal and of a contrasting material or color.
   B. The use of spandrel glass is limited to floor lines and parapets.
2. Nonresidential Ground-Floor Windows
   A. Ground-floor windows must have transparent glass with visible transmittance (VT) of 0.6 or higher.
   B. The following materials are approved for new window frames:
      1) Anodized or painted aluminum windows
      2) Wood
      3) Fiberglass
      4) Alternatively, frameless window systems may be used.
   C. The bottom edge of windows along pedestrian ways must be an average of no less than 1 ft and an average of no more than 3 ft above the abutting finished grade.
   D. For modification and expansion of existing buildings, replacement windows must match existing windows with respect to materials and dimensions. Alternatively, landmarks subject to Section 19.403 must comply with Subsection 19.403.5.E.4.
3. Upper-Floor Windows
   A. A minimum of 60% of all upper-floor windows shall be vertically oriented. This vertical orientation applies to grouped window arrays as opposed to individual windows.
4. Prohibited Window Elements

   For all building windows facing streets, courtyards, and/or public squares, the following window elements are prohibited:

   A. Opaque, reflective or mirrored glazing.
   B. Glazing tinted beyond energy code requirements.

C. Simulated divisions (internal or applied synthetic materials).

Guidance

1. Window materials should be compatible with other primary wall and surface materials while providing a degree of contrast. Materials should be high quality and provide a high degree of transparency. Windows should provide shadowing through use of trim and/or recesses.
2. Nonresidential uses should provide windows at the street level, inviting pedestrians in and providing views both in and out, maintaining transparency and visibility regardless of the time of day.
3. Ground-floor nonresidential windows should engage with the street and connect indoor and outdoor spaces, such as through the use of operable, opening windows (e.g., sliding, pivoting, or articulating windows).
4. Window groupings and orientation should create a sense of rhythm and pattern to provide architectural interest to the overall building composition.

Notes on Figures

- *Keep graphic on windows and doors (19.508.4.E)*

Downtown Design Review

Element G – Corners

Subsection 19.508.4 (Building Design)

Purpose/Intent

To create a strong architectural statement at street corners, provide opportunities for pedestrian-scale activity, establish visual landmarks, and enhance visual variety.

Design Standards

1. Nonresidential or Mixed-Use Buildings

   On corner lots or development sites consisting of more than one lot under common ownership at the corner of two public streets—or at the corner of a street and a public area, park, or plaza— nonresidential or mixed-use buildings must incorporate at least two of the following features (note: for the purposes of this standard an alley is not considered a public street):

   A. The primary entry to the building located within 5 ft of the corner of the building.

   B. A lobby or retail space a minimum of 100 sq ft in floor area with 90% transparency on facing windows and entrances within 5 ft of the corner of the building.

   C. A prominent architectural element including one of the following:

      1) Tower element, defined as an architectural feature that projects a minimum of 5 ft above the surrounding building, which has a separate roof structure and is uniquely identifiable from the rest of the building.

      2) Corner offset projecting at least 2 ft from the main facade and incorporating distinctive materials compared to the main facade, and extending a minimum height of one story.

      3) Corner inset from the building face by at least 8 ft on at least the first story.

   D. A pedestrian canopy or marquee at least 10 ft long at the corner of the building.

   E. A chamfered corner at least 10 ft wide with an entry on the chamfer, or a similarly dimensioned rounded or stepped corner.

   F. Enhanced pedestrian amenities including at least two of the following three options adjacent to the public right-of-way: a minimum of 100 sq ft of special paving materials, a minimum of two pieces of street furniture such as a bench or garbage can, water fountain, and/or a minimum of 20 sq ft of landscaping or planters.

Guidance

1. For all nonresidential and mixed-use buildings, highlight and make the corner prominent through the use of features such as:
   - Change in building material

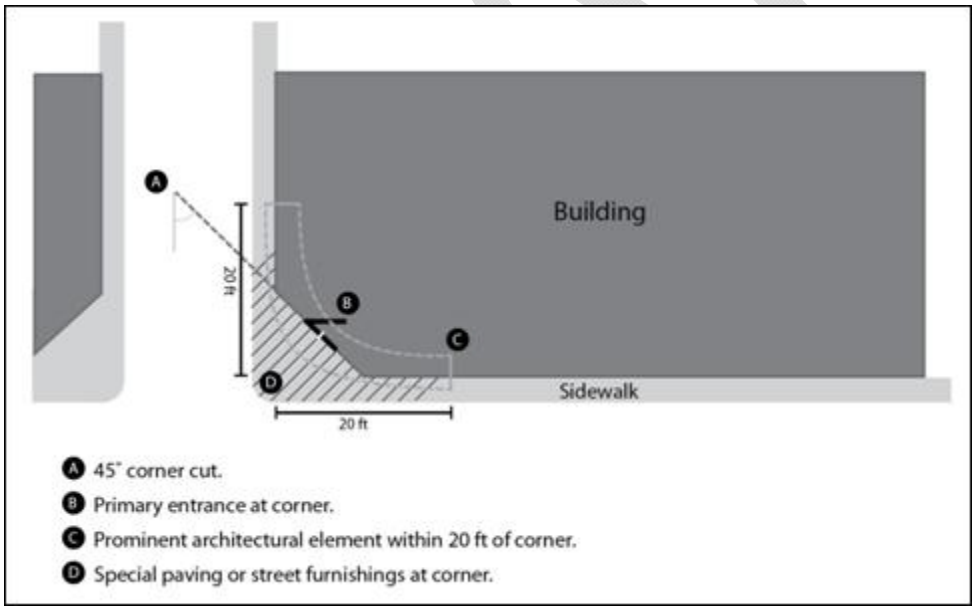
- Window coverage pattern
- Chamfered, rounded or stepped corner
- Building height
- Feature such as tower, turret or cupola
- Façade articulation
- Building entrances
- Canopies or marquees
- Active retail and semi-public spaces such as building lobbies

2. For all nonresidential and mixed-use buildings, create active exterior spaces at site corners, particularly where building corners are set back, in ways that emphasize pedestrian use and encourage people to come together and gather through features such as street furnishings, special paving materials and planting materials.

Notes on Figures

- *Make the image larger and clearer—zoom in on the corner of the graphic to show more detail.*
- *For purposes of the illustration, the door should swing out.*

Figure: Corner Standards



Downtown Design Review

Element H – Building Massing and Transitions

Subsection 19.508.4 (Building Design)

Purpose/Intent

To promote building massing that creates compatible building scale, relationships between adjacent downtown buildings, and an inviting pedestrian realm on the street. Provide scaled transitions to adjacent residential uses to minimize impacts of building massing.

Design Standards

1. Building Massing

   A. For any street-facing portion of the building above the base maximum height as identified in Figure 19.304-4, buildings must include either:

      1) A stepback of at least 6 ft along at least 50% of the street-facing portion of the building; or

      2) Balconies at least 6 ft deep along at least 50% of the street-facing portion of the building.

   B. Any portion of the building above the base maximum height as identified in Figure 19.304-4 must maintain at least 20 ft of spacing from portion(s) of any adjacent building(s) that also exceed the base maximum height.

2. Building Transitions

   For any property in the Downtown Mixed Use (DMU) zone that is north of Harrison St and within 50 ft of the property line abutting low-density residential zones (i.e., R-10, R-7, or R-5), the following transition measures are required for any new building:

   A. The new building must be located at least 6 ft from any property line abutting a low-density residential zone. This requirement supersedes the applicability of the transition area measures provided in Subsection 19.504.6.

   B. The new building must provide a step-back of at least 6 ft for any portion of the building above 35 ft in height above grade.

Guidance

1. Building massing should contribute to a welcoming and pedestrian-scaled sense of enclosure and definition of the street.
2. Buildings that utilize bonus height should mitigate impacts of additional height and mass by including step-backs, façade insets, high façade permeability, and other perceived mass-reducing techniques to ensure access to light, privacy, and sky views for building occupants and people on the street.
3. For buildings abutting low-density residential zones, building setbacks, step backs, façade articulation, landscaping, fencing, and/or transition measures should be deployed to blend

building massing between downtown and any adjacent residentially zoned neighborhoods to reduce perceived mass of buildings.

Notes on Figures

- *Consider adding a graphic to show the stepback, balcony or other massing requirements.*

Note: *Height standards/guidance are proposed to remain in the base zone standards and would require a variance to exceed, in accordance with the following standards.*

Base Zone Standards (19.304.5.B)

1. Intent

   Minimum and maximum building height standards serve several purposes. They promote a compatible building scale and relationship of one structure to another. A minimum building height is established to ensure that the traditional building scale for the downtown area is maintained.

2. Standards
   a. The minimum building height standards apply to new commercial, office, residential, and mixed-use buildings.

   b. Minimum building heights are specified in Table 19.304.4. The minimum building height of 25 ft shall be met along all street frontages for a depth of at least 25 ft from the front of the building.

   c. Base maximum building heights are specified in Figure 19.304-4. Height bonuses are available for buildings that meet the standards of Subsection 19.304.5.B.3.

Reference to Table 19.304.4 (Summary of Downtown Development Standards)

Building Height Standards	Downtown Mixed Use zone (DMU)	Open Space (OS)
Minimum	25 ft	None
Maximum	45-55 ft (up to 69-79 ft with bonuses)	15 ft

3. Height Bonuses

   To incentivize the provision of additional public amenities or benefits beyond those required by the baseline standards, height bonuses are available for buildings that include desired public amenities or components; increase downtown vibrancy; and/or help meet sustainability goals.

   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 specified in Figure 19.304-4.

a. Residential

New buildings that devote at least one 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. The residential height bonus cannot be used in combination with the lodging height bonus.

b. Lodging

New buildings that devote at least one story, or 25% of the gross floor area, to lodging uses are permitted 1 additional story, or an additional 12 ft of building height, whichever is less. The lodging height bonus cannot be used in combination with the residential height bonus.

c. Green Building

Project proposals that receive approvals and certification as identified in Section 19.510 are permitted 1 additional story or an additional 12 ft of building height, whichever is less.

d. Building Height Variance

Additional building height may be approved through Type III variance review, per Subsection 19.911.6 Building Height Variance.

e. Height bonuses cannot be applied within 50 ft of a low-density residential zone.

4. Minimum Height Exemptions

The following are exempt from the minimum building height standards.

a. Additions to existing buildings.

b. Accessory structures.

c. Buildings with less than 1,000 sq ft of floor area.

5. Maximum Height Exception

In addition to height exceptions in Subsection 19.501.3, rooftop structures related to shared outdoor space—such as arbors, trellises, or porticos related to roof decks or gardens—are not included in the building's maximum height calculation, as long as they do not exceed 10 ft in additional height.

Building Height Variance in the Downtown Mixed Use Zone (19.911.6)

A. Intent

To provide a discretionary option for variances to maximum building heights in the Downtown Mixed Use Zone to reward buildings of truly exceptional design that respond to the specific context of their location and provide desired public benefits and/or amenities.

B. Applicability

The Type III building height variance is an option for proposed buildings that exceed the maximum heights or stories allowed through the bonuses specified in Figure 19.304-4, Subsection 19.304.5.B.3, and Section 19.510.

C. Review Process

The building height variance shall be subject to Type III review and approval by the Design and Landmarks Committee and the Planning Commission, in accordance with Chapter 19.907 and Section 19.1011. The building height variance shall be consolidated with downtown design review.

1. Because the building height variance provides substantial flexibility and discretion, additional time will be required for public input and technical evaluation of the proposal. To use this option, the applicant shall sign a waiver of the 120-day decision requirement.
2. The applicant may request design advice from the Design and Landmarks Committee prior to submitting an application. Design advice requests provide the opportunity to assess approval potential prior to committing excessive time or money to detailed design plans.
3. Design advice requests may not be made for a specific project or site with an active land use review application.
4. A special application fee may be required to use this Type III option to allow the City to contract with a registered architect to assist in the review of the height variance application.

D. Approval Criteria

The approval authority may approve, approve with conditions, or deny the building height variance based on the following approval criteria:

~~1. Substantial consistency with the Downtown Design Guidelines.~~

2. The proposed height variance will result in a project that is exceptional in the quality of detailing, appearance and materials or creates a positive unique relationship to other nearby structures, views or open space.
3. The proposed height variance preserves important views to the Willamette River, limits shadows on public open spaces and ensures step downs and transitions to neighborhoods at the edge of the Downtown Mixed Use Zone.
4. The proposed height variance will result in a project that provides public benefits and/or amenities beyond those required by the base zone standards and that will increase downtown vibrancy and/or help meet sustainability goals.

Downtown Design Review

Element I – Weather Protection

Subsection 19.508.4 (Building Design)

Purpose/Intent

To create an all-season pedestrian environment shielded from the elements, whether by the building structure itself or with added-on features such as awnings and canopies, that is integrated with rather than obscures the building design. Overhead protection encourages window shopping and lingering, and weather protection features can provide interest and detail to a façade as well as create outdoor sidewalk seating areas for restaurants and cafés.

Design Standards

1. Minimum Weather Protection Coverage
   A. All ground-floor building entries must be protected from the weather by awnings, canopies, or marquees.
   B. Awnings, canopies, marquees, recesses, or similar weather protection must be provided along at least 50% of the ground-floor elevation(s) of a commercial or mixed-use building where the building abuts a sidewalk, civic space, or pedestrian accessway.
   C. Weather protection used to meet the above standards must extend at least 4 ft over the pedestrian area but no more than xxx feet (or xx percentage of sidewalk area?). Balconies meeting these dimensional requirements can be counted toward this requirement.
   D. Weather protection used to meet the above standards must be at least than 8 ft above the finished grade, including any valance.
2. Weather Protection Materials, Design, and Details
   A. Materials
      1) Awnings must be constructed of a non-vinyl cloth or canvas with a matte finish or a material similar in appearance and texture.
      2) Canopies must be constructed of rigid plastic, metal, glass, or a material similar in appearance and texture.
      3) Marquees must be constructed of metal, glass, wood, or a material similar in appearance and texture.
      4) Vinyl or any similar plastic sheet material is prohibited for all weather protection features.
      5) The structure or frame materials for awnings and canopies must be aluminum or steel.
   B. Awnings or canopies must be attached directly above an entry or window. Awning and canopy width must not exceed the width of the entry or associated window opening and

may not extend over more than one storefront opening. Marquees must be attached to the building directly above the entrance and may extend past the entrance.

C. For awnings and canopies, only lighting that illuminates the building and/or sidewalk is allowed. Awnings and canopies must not be illuminated from below or internally.

D. Any signage on awnings, canopies or marquees must be consistent with requirements of Subsection 14.16.060.C.

Add to definitions in 19.201: "Marquee" means a permanent, flat or low-sloped roofer structure attached to and supported entirely by a building, including any object or decoration attached to or part of said marquee; no part of which may be used for occupancy or storage.

Guidance

1. Weather protection in the form of awnings, canopies, marquees, or elements of the building structure itself such as recesses or balconies should be provided along the ground floor of buildings to protect pedestrians from inclement weather and provide shade in the summer.
2. Awning, canopies and marquees should be placed over all building entrances and storefront windows or other similar locations. The total amount of awning, canopy and/or marquee coverage along a façade should provide adequate weather protection for pedestrians without overly shadowing the sidewalk.
3. The design of awnings, canopies, marquees, and elements of the building structure should be an integral and well-proportioned component of the building façade. Awnings, canopies and marquees should not obscure or negatively impact the character-defining features of the subject building.
4. Canopies and awnings should be sized to match individual entrances and storefront windows. They should be placed directly above such features and should not extend outside the piers and lintel of the storefront opening. A single awning or canopy spanning across multiple commercial storefronts and that obscures character-defining features is strongly discouraged.
5. Weather protection features should be well proportioned relative to the sidewalks. Features should not be so project so far into the public right-of-way as to detract from street trees, light fixtures, or street furniture, but should extend far enough to provide coverage for pedestrians at entrances and windows. Features should provide adequate vertical clearance for pedestrian movement.
6. Awnings, canopies and marquees should be of high-quality materials and should not include vinyl.
7. Awning or canopy lighting, if provided, should highlight the building or illuminate the sidewalk.

Notes on Figures

- *In 19.508.4.C.2, remove the "6-ft maximum" for canopy length (Item B).*
- *Insert images or illustrations to demonstrate an awning, canopy, and marquee.*

Note: *Consider revisions to the following Downtown sign standards as needed to refine text locations, and consider expanding to address canopy and marquee signs.*

Sign Standards (14.16.060.C)

C. Awning Sign

1) Area

The maximum permitted display surface of an awning sign is 25% of the surface of the awning. For a sign hung or suspended underneath an awning, the sign shall not exceed in area one square foot per one lineal foot of awning length.

2) Height and/or Clearance

An awning sign may not extend higher than the point at which the roofline intersects the exterior wall, regardless of the existence of a parapet wall. An awning sign may not be located higher than the first floor of a building or 15 feet, whichever is less. The minimum clearance below an awning on which signage is hung or displayed is 8 feet from the sidewalk or ground level to the lowest portion of the awning or suspended sign, whichever is lowest.

3) Number

One awning sign per frontage per occupancy, and one sign hanging per awning, is permitted.

Downtown Design Review

Element J – Roofs & Rooftop Equipment Screening

Subsection 19.508.4 (Building Design)

Purpose/Intent

To create a visually interesting feature at the top of the building that enhances the quality and character of the building and complements the building design, while reducing or eliminating the visual impact of rooftop equipment on the street pedestrian environment by providing screening or other concealing design features that also contribute to the high-quality design and visual interest of the building.

Design Standards

1. Rooftop Design
   A. The roof of a building must follow one (or a combination) of the following forms:
      1) Flat roof (less than 1/12 pitch) or low-slope roof (between 1/12 and 4/12 pitch)
      2) Hip roof
      3) Gabled roof
      4) Dormers
      5) Shed roof
   B. Roofs are subject to the following standards as applicable:
      1) All flat or low-slope roofs must be architecturally treated or articulated with a parapet wall that projects vertically above the roofline at least 12 in and/or a cornice that projects from the building face at least 6 in.
      2) All hip or gabled roofs exposed to view from adjacent public or private streets and properties must have a minimum 4/12 pitch.
      3) Sloped roofs with a 4/12 pitch or higher must have eaves, exclusive of rain gutters, that project from the building wall at least 12 in.
      4) When an addition to an existing structure, or a new structure, is proposed in an existing development, the roof forms for the new structure(s) must have the same slope and be constructed of the same materials as the existing roofing.
2. Rooftop Equipment Screening
   A. The following rooftop elements do not require screening:
      1) Solar panels, wind generators, and green roof features.
      2) Equipment under 2 ft high, if set back a minimum of 10 ft from the outer edge of the roof.

B. If visible from public street view, elevator mechanical equipment or a mechanical penthouse may not extend above the height limit by more than 16 ft, and must use a consistent exterior building material for the mechanical shaft or penthouse.

C. Satellite dishes, communications equipment, and all other roof-mounted mechanical equipment must be set back a minimum of 10 ft from the roof edge and must be screened from public street view. For purposes of this standard, "public street view" means the pedestrian level from across the adjacent public street and does not include views from adjacent buildings. If necessary, screening from public street view must be achieved by one of the following methods that is at least as tall as the tallest part of the equipment being screened:

   1) A screen around the equipment that is made of an exterior building material used on other portions of the building, or masonry.

   2) Vertical green roof features or regularly maintained, dense foliage that forms an opaque barrier year-round when planted.

D. Required screening will not be included in the building's maximum height calculation.

Guidance

1. Building rooflines should enliven the pedestrian experience and be of visual interest, with detail that will create a skyline composed of interesting forms and shadows. Building silhouette should be compatible with those of other buildings along the existing streetscape.
2. Roof shape, surface materials, colors, mechanical equipment and other penthouse functions should all be integrated into the overall building design, and should be considered a "fifth façade" to complement the building's tripartite design.
3. Roof mounted mechanical equipment should be hidden from public street view by parapets, screening walls, vertical landscaping or green roof features, enclosures installed as an integral part of the architectural composition, strategic placement, or similar treatments. If such treatments are not practicable, mechanical units may be painted in lieu of screening with muted, neutral colors that make the equipment visually subordinate to the building and any adjacent buildings.

Notes on Figures

- *Maintain 19.508.4.F.3, minus the 10-ft maximum height limit.*
- *Look at the sight-lines diagram provided by City of Beaverton to see if it can help inform our standard—and adjust the existing figure if needed.*

Downtown Design Review

Element K – Service Areas (Screening)

Subsection 19.508.4 (Building Design)

Purpose/Intent

To preserve well-designed building frontages and pedestrian environments by minimizing the potential negative impacts of service areas on visual design and circulation while maintaining sufficiently accessible and functional loading, waste collection, utility, and other service areas.

Design Standards

Service areas include external utility structures, loading docks, recycling facilities, trash containers, and other service areas.

1. Service areas must be located for access from the most minor street.
2. Screening must be established on all sides of service areas, except where an opening is required for access. If access is possible only on a side that is visible from a public street, a solid gate or door is required.
3. Landscaping, structural elements, painting, and/or murals or other public art must be used to screen service areas that are located along a public street frontage. The required screening must result in an opaque barrier to a minimum height of 6 ft.
4. Where structural forms of screening are utilized, the materials must match the primary or secondary building materials and colors as described in Element C (Exterior Building Materials).
5. For new buildings, waste collection areas must be located within the building itself rather than a stand-alone waste enclosure.

Guidance

1. Service areas, loading docks, waste enclosures, external utility structures, and other similar features should be located away from pedestrian areas, public street frontages especially Main St, or at a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.
2. Whenever possible, screen and conceal all sides of service areas, loading docks, waste enclosures, and other outbuildings. Solid gates or doors should be used on sides requiring access.
3. Use screening, fencing, landscaping, decorative walls, or other treatments to provide screening, using materials and designs compatible with the primary building they serve. Screening should be of a height, width, and opacity necessary to sufficiently screen all equipment and service areas.

4. Waste collection areas should be located and designed to minimize visual, odor, and noise nuisances, and should be integrated into the building. If separate waste collection enclosures are utilized, they shall be screened, covered with a roof or be self-contained.

Notes on Figures

- *(none)*

Downtown Design Review
Subsection 19.508.4 (Building Design)

Element L – Green Architecture

Option 1: Delete element or retain solely as a placeholder; content to be developed later as part of overall code update around green building and implementation of the Climate Action Plan.

Option 2: Adopt the following for interim element, based on multifamily standards

Purpose/Intent

To promote sustainable construction, materials, design, and operations practices in new and renovated buildings in order to reduce energy use, environmental impacts, and greenhouse gas emissions.

Design Standards

1. In order to promote more sustainable development, all projects must incorporate the following elements:
   A. Roof design that does not preclude utilization of solar panels, or an ecoroof on at least 20% of the total roof surface(s).
   B. Windows that are operable by building occupants.
   C. Windows located to take advantage of passive solar collection and that include architectural shading devices (such as window overhangs) that reduce summer heat gain while encouraging passive solar heating in the winter.
2. Projects with more than 15,000 sq ft must incorporate at least one of the following roof elements:
   A. A vegetated ecoroof for a minimum of 30% of the total roof surface.
   B. For a minimum of 75% of the roof surface not occupied by a vegetated ecoroof or rooftop open space, a white roof with a Solar Reflectance Index (SRI) of 78 or higher if the roof has a roof pitch of less than 4/12, or an SRI of 29 or higher if the roof has a roof pitch 4/12 or greater.
   C. A system that collects rainwater for reuse on site (e.g., site irrigation) for a minimum of 50% of the total roof surface.
   D. An integrated solar panel system for a minimum of 30% of the total roof or building surface.

Guidance

1. Development should optimize energy efficiency by designing for building and window orientation for passive heat gain, shading, day-lighting, and natural ventilation.

2. Natural ventilation should be provided through operable windows and openings in the building exterior walls.
3. Roof design should integrate ecoroof, solar panel systems, rainwater collection systems for reuse on site, high reflectivity, and other similar techniques to reduce building heat gain, generate electricity, manage stormwater, and provide rooftop amenity space.

Notes on Figures

- *(none)*

Downtown Design Review

Element M – Pedestrian Circulation

Subsection 19.508.4 (Building Design)

Recommendation: Delete Element and rely on the following existing code standards for on-site walkways and circulation.

19.504.9 On-Site Walkways and Circulation

A. Requirement

All development subject to Chapter 19.700 (excluding single-family and multifamily residential development) shall provide a system of walkways that encourages safe and convenient pedestrian movement within and through the development site. Redevelopment projects that involve remodeling or changes in use shall be brought closer into conformance with this requirement to the greatest extent practicable. On-site walkways shall link the site with the public street sidewalk system. Walkways are required between parts of a site where the public is invited to walk. Walkways are not required between buildings or portions of a site that are not intended or likely to be used by pedestrians, such as truck loading docks and warehouses.

B. Location

A walkway into the site shall be provided for every 300 ft of street frontage.

C. Connections

Walkways shall connect building entrances to one another and building entrances to adjacent public streets and existing or planned transit stops. On-site walkways shall connect with walkways, sidewalks, bicycle facilities, alleys, and other bicycle or pedestrian connections on adjacent properties used or planned for commercial, multifamily, institutional, or park use. The City may require connections to be constructed and extended to the property line at the time of development.

D. Routing

Walkways shall be reasonably direct. Driveway crossings shall be minimized. Internal parking lot circulation and design shall provide reasonably direct access for pedestrians from streets and transit stops to primary buildings on the site.

E. Design Standards

Walkways shall be constructed with a hard surface material, shall be permeable for stormwater, and shall be no less than 5 ft in width. If adjacent to a parking area where vehicles will overhang the walkway, a 7-ft-wide walkway shall be provided. The walkways shall be separated from parking areas and internal driveways using curbing, landscaping, or distinctive paving materials. On-site walkways shall be lighted to an average 5/10-footcandle level. Stairs or ramps shall be provided where necessary to provide a direct route.

Alternative: The draft element below is provided for reference but does not appear to provide significant design guidance beyond the existing standards.

~~Purpose/Intent~~

~~To create a connected, comfortable, safe, accessible, and environmentally sustainable pedestrian environment between buildings and through the site.~~

~~Design Standards~~

~~The on-site pedestrian circulation system must include the following:~~

~~A. Continuous connections must be provided between the primary buildings, streets abutting the site, ground-level entrances, common buildings, common open space, and vehicle and bicycle parking areas.~~

~~B. At least one pedestrian connection to an abutting street frontage must be provided for each 200 linear feet of street frontage.~~

~~C. Pedestrian walkways must be separated from vehicle parking and maneuvering areas by physical barriers such as planter strips, raised curbs, or bollards.~~

~~D. On-site walkways must meet the applicable standards of Subsection 19.504.9, including the requirements for width, construction with a hard surface material, and stormwater management.~~

~~E. On-site walkways must be lighted to a minimum of 0.5 foot-candles. Stairs or ramps must be provided where necessary to provide a direct route.~~

~~Guidance~~

~~1. Pedestrian circulation should be prioritized both on site and through connections to the downtown street grid and sidewalk network.~~
~~2. The pedestrian network should be suitably buffered from parking, vehicle movement, and service/loading areas by use of landscaping, bollards, elevation changes, surface material changes, or other attractive barrier elements.~~
~~3. Half- and full-block development are encouraged to provide mid-block pedestrian connections that could range from completely public 24-hour-a-day connections to internal circulation open during business hours or limited to residents and occupants after hours.~~
~~4. Ground-floor uses (whether businesses or residences) should provide a clear transition from the public realm to the private space.~~
~~5. Walkways should be ADA compliant, should logically connect to street frontages and key features (such as transit stops), and should be integrated into a stormwater collection and management system.~~

~~*Notes on Figures*~~

- ~~*(none)*~~

Downtown Design Review

Element N – Resident Open Spaces

Subsection 19.508.4 (Building Design)

Purpose/Intent

To promote livability in the Downtown environment by providing open space amenities within the development site for use by residents.

Design Standards

The following standards apply to mixed-use buildings and residential-only multifamily buildings with four or more units. Multifamily buildings are exempt from compliance with private and common open space standards in 19.505.3.D.1 and 2.

Fifty (50) sq ft of open space is required for each dwelling unit. The open space may be allocated exclusively for private or common use, or it may be a combination of the two uses.

1. Private Open Space
   A. Private open space must be contiguous to the unit it serves shall be directly accessible from the interior of the dwelling unit.
   B. Private open space may be provided in the form of a porch, deck, balcony, patio, terrace, or other private outdoor area.
   C. Areas used for entrances or exits will not be considered as private open space except where such entrances or exits are for the sole use of the unit they serve.
   D. Balconies, decks, porches and patios must have a minimum depth of 4 ft and may project up to a minimum of 4 ft into the public right-of-way.
2. Common Open Space
   A. Common open space must be at least 15 ft by 15 ft in dimension and may be provided in the form of decks, shared patios, plazas, courtyards, landscaped areas, roof gardens, recreation rooms, lobbies, or other gathering spaces created strictly for the occupants and not associated with storage or circulation.
   B. Outdoor common open space areas must integrate amenities such as tables, benches, movable seating, trees, shrubs, landscaping areas or planters, garden plots, and/or fountains.
   C. Outdoor common open space must be lighted with pedestrian-scaled lighting (no more than 14 ft in height) at a level at least 1.0 foot-candles throughout the space.
   D. When provided at ground level, outdoor common open space must be abutted on at least one side by the building, with at least 1 window and 1 door to access the space; and must be bordered on at least one other side by fencing, landscaping, low walls, planters, site furnishings, or other building walls.

E. Regardless of location (ground-level or above), where any building wall abuts an outdoor common open space, the wall must include at least 1 window or door with a minimum of 50% transparency per 20 ft of wall length.

Guidance

1. Private open spaces should be scaled to maximize usability for residents and have direct access from the dwelling unit, and should be visually and/or physically separate from common areas.
2. Common open spaces should be inviting and maximize opportunities for use by residents. These spaces should be human-scaled, accessible, durable, attractive, and secure.
3. Common open spaces should integrate amenities for residents' use and enjoyment, including landscaping in outdoor spaces.
4. Common open spaces should be well-defined by surrounding buildings, walls, fences, landscaping or other techniques to provide visual definition for the space. Adjacent buildings should incorporate transparent windows and doors to provide physical and visual access to the space, and include active use areas that front the open space.

Notes on Figures

- *(none)*

Downtown Design Review

Element O – Plazas & Usable Open Space

Subsection 19.508.4 (Building Design)

Purpose/Intent

To ensure that downtown plazas and open spaces are designed for usability and a variety of activities during all hours and seasons, provide amenities for downtown visitors, businesses and residents, promote livability, and help soften the effects of built and paved areas.

Design Standards

Open spaces such as plazas, courtyards, gardens, terraces, outdoor seating, small parks and similar spaces, including usable open space provided to meet the standards of Element A, must meet the following standards.

1. Where any building wall abuts an open space, the wall must include at least 1 window or door with a minimum of 50% transparency per 20 ft of wall length.
2. Usable open space must be directly accessible at grade adjacent to the public sidewalk.
3. Hardscaping in open spaces must utilize concrete or unit paving and may not use asphalt or gravel surfacing.
4. Landscaping must be integrated into open spaces to meet the following:
   A. A minimum of 10% of the open space area must be landscaped areas incorporating trees, shrubs and ground cover.
   B. No more than 20% of this landscaped area can be covered in mulch or bark dust. This requirement excludes mulch or bark dust under the canopy of trees or shrubs.
   C. Nuisance species listed in the Milwaukie Native Plant List are prohibited.
5. Open spaces must provide at least 3 ft of seating area (e.g., bench, ledge, etc.) or 1 individual seat, including movable seating for outdoor seating areas, per 60 sq ft of plaza or open space area.
6. Open spaces must be lighted with pedestrian-scaled lighting (no more than 14 ft in height) at a level at least 2.0 foot-candles throughout the space.

Guidance

1. Plazas and open spaces should be inviting and create opportunities for a variety of uses.
2. Plazas and open spaces should avoid separation from the street by visual barriers or significant change of grade.
3. Plazas and open spaces should be human-scaled, accessible, durable, and attractive.
4. Plazas and open spaces should create visual interest by including a mix of hardscape and landscape elements such as trees, shrubs, and plants.

5. Landscaping in plazas and open spaces should be integrated to provide shade for hardscaped areas and to provide visual interest and texture.
6. Buildings adjacent to plazas and open spaces should incorporate transparent windows and doors to provide physical and visual access to the space, and include active use areas that front the open space.
7. The following features are encouraged in plazas and open spaces to enhance interest and usability:
   A. Pedestrian amenities such as water features, drinking fountains, and/or distinctive paving or artwork
   B. Pedestrian-oriented façades on some or all buildings facing the space
   C. Consideration of the sun angle at noon and the wind pattern in the design of the space
   D. Transitional zones along building edges to allow for outdoor eating areas and a planted buffer
   E. Permanent or movable seating
   F. Incorporation of water treatment features such as rain gardens
   G. Weather protection, especially weather protection that can be moved or altered to accommodate conditions.
   H. Lighting

Notes on Figures

- *(none)*

Downtown Design Review

Element P – Landscaping

Subsection 19.508.4 (Building Design)

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

~~Purpose/Intent~~

~~To incorporate natural elements into the site, provide open spaces for gathering, and perform ecological system services such as stormwater management.~~

~~Design Standards~~

1. ~~New trees must be native or non-invasive species and cannot be listed as nuisance species in the Milwaukie Native Plant List.~~
2. ~~Preserved trees must be of at least 6 in diameter at breast height (DBH) and cannot be listed as nuisance species in the Milwaukie Native Plant List.~~
3. ~~Provide a minimum of xx% planted ground cover in on-site focused and pedestrian-oriented open spaces.~~
4. ~~As per Subsection 19.504.7, no more than 20% of any required vegetation area can be covered in mulch or bark dust. This requirement excludes mulch or bark dust under the canopy of trees or shrubs.~~
5. ~~New trees must be planted to provide, within 5 years, canopy coverage for at least 33% of any common open space or courtyard.~~

~~Guidance~~

1. ~~Landscaping should be used to provide a canopy for open spaces and courtyards and to provide visual interest and texture.~~
2. ~~Existing, healthy trees should be preserved whenever possible.~~
3. ~~Landscape strategies that conserve water shall be included.~~
4. ~~Hardscapes shall be shaded with trees where possible, as a means of reducing heat island effect.~~

~~*Notes on Figures*~~

- ~~*(none)*~~

Downtown Design Review

Element Q – Outdoor & Exterior Building Lighting

Subsection 19.508.4 (Building Design)

Purpose/Intent

To encourage outdoor and exterior building lighting that meets pedestrian requirements, accentuates design and architectural features, enhances safety, and minimizes light pollution (both spill and casting or glare).

Design Standards

1. Lighting luminaires shall have a cutoff angle of 90 degrees or greater to ensure that lighting is directed downward, except as provided for up-lighting of flags and permitted building-mounted signs.
2. Lighting shall not cause a light trespass of more than 0.5 footcandles measured vertically at the boundaries of the site.

Guidance

1. All lighting should be designed to prevent unnecessary illumination of adjacent sites. As a rule of thumb, lighting levels should be no greater than necessary to provide for pedestrian safety, property or business identification, and crime prevention.
2. Architectural lighting may be used to articulate the particular building design and elements, including (but not limited to) entryways, signage, canopies, cornices, storefronts, and other features.
3. Lights may be used to create effects of shadow, relief, and outline that add visual interest and highlight aspects of the building.
4. Flashing or strobe lights, fluorescent tube lights, and security spotlights are discouraged from use on the exterior of downtown buildings.

Notes on Figures

- *(none)*