



AGENDA

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

CITY HALL CONFERENCE ROOM
10722 SE MAIN ST

- 1.0 **Call to Order—Procedural Matters**
- 2.0 **Meeting Notes—Motion Needed**
 - 2.1 January 9, 2017
 - 2.2 January 23, 2017
- 3.0 **Information Items**
- 4.0 **Audience Participation**—This is an opportunity for the public to comment on any item not on the agenda
- 5.0 **Public Meetings**—Public meetings will follow the procedure listed on reverse

- 6.0 **Worksession Items**
 - 6.1 Summary: Downtown Design Guidelines Update, Session 13 (Focus on Photo Updates)
Presenter: Brett Kelter, Associate Planner
- 7.0 **Other Business/Updates**

- 8.0 **Design and Landmark Committee Discussion Items**—This is an opportunity for comment or discussion for items not on the agenda.
- 9.0 **Forecast for Future Meetings:**
 - March 6, 2017 Continue work on DDG updates (sections TBD)
 - April 3, 2017 Continue work on DDG updates (sections TBD)

Milwaukie Design and Landmarks Committee Statement

The Design and Landmarks Committee is established to advise the Planning Commission on historic preservation activities, compliance with applicable design guidelines, and to review and recommend appropriate design guidelines and design review processes and procedures to the Planning Commission and City Council.

1. **PROCEDURAL MATTERS.** If you wish to speak at this meeting, please fill out a yellow card and give to planning staff. Please turn off all personal communication devices during meeting. For background information on agenda items, call the Planning Department at 503-786-7600 or email planning@milwaukieoregon.gov. 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:

Sherry Grau, Chair
(Vacant), Vice Chair
Scott Jones
Lauren Loosveldt
(Vacant Position)

Planning Department Staff:

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

**CITY OF MILWAUKIE
DESIGN AND LANDMARKS COMMITTEE
NOTES
Pond House
2215 SE Harrison St
Monday, January 9, 2017
6:30 PM**

COMMITTEE MEMBERS PRESENT

Sherry Grau, Chair
Lauren Loosveldt
Scott Jones

MEMBERS ABSENT

None

STAFF PRESENT

Brett Kelper, Associate Planner (staff liaison)

ALSO IN ATTENDANCE

Cynthia Schuster
Michael Corrente

1.0 Call to Order – Procedural Matters

Chair Sherry Grau called the meeting to order at 6:39 p.m.

2.0 Design and Landmarks Committee Notes

2.1 December 20, 2016

Member Scott Jones had not yet arrived when **Chair Grau** called the meeting to order, so this item was deferred. Shortly after Item 3.0 was covered, **Member Jones** arrived and the group returned to finish Item 2.0. **Chair Grau** asked whether there were any corrections to the notes. Hearing none, she called for a motion to approve them and it passed unanimously.

3.0 Information Items

Associate Planner Brett Kelper reported that interviews for the two open Committee positions were held last Wednesday (January 4). Cynthia Schuster, Michael Corrente, and one other candidate were interviewed. Ms. Schuster and Mr. Corrente will be officially appointed in February.

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

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

Mr. Kelper suggested that the worksession begin with a quick review of the revisions discussed at the December meeting, before preparing for the special second “photo” meeting on January 23 and diving in to the Pedestrian Emphasis element of the Downtown Design Guidelines (DDG) update. He noted that, at the Committee interviews last week, Mayor Gamba and Councilor Parks were supportive of the idea for an interim adoption of the DDG updates. The process will probably go through the Planning Commission on its way to City Council, so if it can be initiated in February it might be complete by April.

Member Lauren Loosveldt asked whether Mr. Kelter could provide a complete set of the revised Milwaukie Character guidelines to the group for review. **Mr. Kelter** noted that clean versions of the group's work to date on the Milwaukie Character element were included in the meeting packet as Attachment 2, and he suggested that the group review them for further discussion at the January 23 meeting as time allows.

Following up on the group's December edits to the DDG text, **Mr. Kelter** asked whether there were any corrections to recommend for the revisions to either page 16 (the new combo page for "Consider Architectural Context and Contrast") or page 18 ("Preserve Historic Landmarks"). There were no suggested corrections for page 16, but the group did make a few additional changes to page 18.

Regarding the update of DDG photos, **Mr. Kelter** asked how the group wanted to conduct the January 23 meeting, citing the original idea of showing up with photos in hand to discuss for specific DDG pages—the members agreed on that approach. **Member Loosveldt** reiterated a question raised previously about who would take any replacement photos. Were City staff available, or should the Committee members do it? What about getting new images from the internet, or retaining some of the existing DDG photos—are there copyright or permission issues? **Mr. Kelter** committed to tracking down answers for the January 23 meeting. There was some discussion about the recommended number of images per page and whether or not to find "before" and "after" images for some buildings, as well as a note that developing captions for the images is yet another task to keep in mind.

The group clarified that new images were not limited to Milwaukie sites but could also be drawn from the surrounding area, such as Oregon City, Sellwood, and southeast Portland. There was a suggestion to set up a shared electronic folder in advance of the January 23 meeting where members could upload images for the various guidelines. **Chair Grau** offered to establish a Dropbox-type folder for the group, with subfolders for the various specific guidelines and a text document for each one where specific ideas could be noted.

The group examined the introductory pages of the DDG and noted several additional photos that probably need updating and can be discussed on January 23 as well. In addition, **Mr. Kelter** agreed to review the introductory text and identify any sections that might warrant review and revision by the Committee.

Returning to the DDG edits, the group began to look at the Pedestrian Emphasis elements, starting with page 21 ("Intent"). There was agreement about the photo on that page needing replacement, and several initial edits were made to improve the introductory language for this set of guidelines. **Mr. Kelter** acknowledged that the group may find it useful to come back to this page once they have worked on some of the actual Pedestrian Element guidelines, when the overall arc of this element may become more clear.

The group also worked on page 22 ("Reinforce and Enhance the Pedestrian System") and developed several revisions. There was a reminder that the City's Public Works Standards determine design for the public streetscape and that the DDG addresses the interface or transition between public sidewalks and private development. **Ms. Schuster** suggested that the group's upcoming photo discussion might illuminate some of the issues being addressed by this guideline and help with the rewriting. With that in mind, and given the hour, the group tabled the remaining work on page 22 for the night.

Mr. Kelper acknowledged that he had not yet discussed with the group the larger issue of how the updates to the zoning code over the past couple of years work with the DDG for downtown design review. In particular, where the zoning code now provides an option to bypass the Committee and Planning Commission if certain clear and objective standards are met, it might be useful to see how those objective standards relate to the DDG. **Member Loosveldt** agreed that it would be important to confirm whether there were any contradictions between the zoning code and the DDG. **Mr. Kelper** committed to taking a closer look and reporting back to the group.

7.0 Other Business/Updates

Mr. Kelper explained the land use application referral that the Committee received in its meeting packet (file #NR-2016-006). The proposal by Moda Health (10505 SE 17th Ave) is to reroute an existing public sewer line that runs under the main building, which will involve some disturbance to the designated natural resource areas nearby. The application is for natural resource review, which the Committee ordinarily has no role in—however, the zoning code requires that the Committee be included in the application’s referral to various entities for comment when a site is within a downtown zone. In this case, the Moda Health site is zoned Downtown Mixed Use (DMU), so the Committee is included in the referral process.

With a better understanding of the project and the referral process, the Committee agreed that it had no formal comments to offer for file #NR-2016-006.

8.0 Design and Landmarks Committee Discussion Items – None

9.0 Forecast for Future Meetings:

January 23, 2017	DDG revisions – Focus on photo updates
February 6, 2017	DDG revisions – Pedestrian Emphasis element

Chair Grau adjourned the meeting at 8:32 p.m.

Respectfully submitted,

Brett Kelper, Associate Planner

Sherry Grau, Chair

**CITY OF MILWAUKIE
DESIGN AND LANDMARKS COMMITTEE
NOTES
Milwaukie City Hall
10722 SE Main St
Monday, January 23, 2017
6:30 PM**

COMMITTEE MEMBERS PRESENT

Sherry Grau, Chair
Lauren Loosveldt

STAFF PRESENT

Brett Kelper, Associate Planner (staff liaison)

MEMBERS ABSENT

Scott Jones

ALSO IN ATTENDANCE

Michael Corrente

1.0 Call to Order – Procedural Matters

Chair Sherry Grau called the meeting to order at 6:33 p.m.

2.0 Design and Landmarks Committee Notes

2.1 December 20, 2016

Given the lack of a quorum, approval of the December 20 notes was postponed until the next meeting.

3.0 Information Items

Associate Planner Brett Kelper noted that the City's annual Volunteer Appreciation event would be coming up in the next couple of months and that the members should feel encouraged to attend. He could not remember the exact date (April 6, from 6:00 p.m. to 8:00 p.m.) but indicated that the City Manager's office would send out more information in the next few weeks. One of the standard features at the event is a slide show with images of the City's various boards and committees at work, so he will be looking for photo opportunities of the group in action between now and then.

4.0 Audience Participation – None

5.0 Public Meetings – None

6.0 Worksession Items

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

The focus of this special meeting was updating the current photos in the Downtown Design Guidelines (DDG), starting with the Milwaukie Character element. The members had uploaded a variety of photos for consideration and the group talked through the process of identifying which ones might be most effective for the various Milwaukie Character guidelines. Members also looked at photos available online from a variety of social media websites.

Member Lauren Loosveldt asked for an update about the questions of copyrighting and permissions as well as staff availability for taking new photos. **Mr. Kelper** indicated that he was still waiting to hear back from the City Manager's office about those issues. The working

assumptions were that (1) any existing photos in the DDG could continue to be used as they are and (2) credit for new photos could be provided on a separate single page(s) in the DDG.

The group was able to identify potential photo replacements (actual photos or needed shots) for all of the Milwaukie Character guidelines except "Integrate Art" (page 20) before time ran out. Members agreed to pick up the discussion at the next meeting.

7.0 Other Business/Updates – None

8.0 Design and Landmarks Committee Discussion Items – None

9.0 Forecast for Future Meetings:

February 6, 2017 DDG revisions – Continue photo updates

March 6, 2017 DDG revisions – Pedestrian Emphasis element

Mr. Kelper noted that Chair Grau has been selected for appointment to the Planning Commission on February 7, so the February 6 meeting will be her last official one. The group will need to elect a new Chair and Vice Chair, but not until after Cynthia and Michael are officially appointed on February 7, to have a quorum.

Chair Grau adjourned the meeting at 8:36 p.m.

Respectfully submitted,

Brett Kelper, Associate Planner

Sherry Grau, Chair



MILWAUKIE

Dogwood City of the West

To: Design and Landmarks Committee

Through: Dennis Egner, Planning Director

From: Brett Kelper, Associate Planner

Date: January 30, 2017, for February 6, 2017, Worksession

Subject: Downtown Design Guidelines Update – Session 13

ACTION REQUESTED

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

BACKGROUND INFORMATION

History of Prior Actions and Discussions

- **Winter - Fall 2016:** Ongoing discussion of Milwaukie Character element.
- **August 3, 2015:** The Committee discussed and finalized the proposed 2015-2016 DLC Work Program, including the item concerning a DDG update.
- **December 20, 2016:** The Committee adopted the 2016-17 DLC Work Program, including the ongoing DDG update item.

PHOTO UPDATES

Within the Milwaukie Character element, the group worked through all but the "Integrate Art" guideline (page 20) at the special meeting on January 23 and identified many new photos to replace most of the current ones. In addition to the photos that members had uploaded to the Google Drive folder, it was useful to look at other photos available online through such platforms as Facebook, Flickr, Instagram, Yelp, and others. Through the course of the discussion, it also became clear how important the photo captions will be in focusing the reader on the particular aspects of the guideline (both for recommended and not recommended aspects).

In an attempt to capture the proposed photo updates and make it easier to review and consider the initial suggestions, staff has prepared a photo sheet for each guideline page (see Attachment 1). The sheets include the text of the revised guideline, as well as the images suggested at the January 23 meeting, either photos from the Google Drive folder or elsewhere on the web, or placeholders for needed photo subjects. The sheets have been expanded to 11x17 size to allow room for comparison of multiple photo options. Staff has also introduced

captions to reflect the intent of each photo; these are drafts that can serve as starting points for revision and fine-tuning.

The group expressed a desire to continue the photo update work at the February 6 meeting. If time allows, the revisions made to DDG pages 18, 21, and 22 at the January 9 meeting can be reviewed as well. For reference, copies of those revisions (strikeout and clean versions of each) have been included again as Attachment 2.

ATTACHMENTS

1. Photo Sheets (*reflecting the suggestions developed at January 23 meeting*)
 - Page 10 = Intent (of Milwaukie Character element)
 - Page 11 = Reinforce Milwaukie's Sense of Place
 - Page 12 = Integrate the Environment
 - Page 13 = Promote Linkages to Horticultural Heritage
 - Page 15 = Consider View Opportunities
 - Page 16 = Consider Architectural Context and Contrast
 - Page 18 = Preserve Historic Landmarks
2. Proposed revisions to guidelines (*from January 9 meeting—strikeout and clean versions*):
 - Page 18 = Preserve Historic Landmarks
 - Page 21 = Intent (of Pedestrian Emphasis element)
 - Page 22 = Reinforce and Enhance the Pedestrian System

Note: E-Packet materials will be available online at <http://www.milwaukieoregon.gov/planning/design-and-landmarks-committee-66>.

Milwaukie Character

Milwaukie Downtown Design Guidelines

Intent

These guidelines address Milwaukie’s unique “sense of place” – that is, the qualities that make it special and give it personality. They consider what makes Milwaukie a unique collection of spaces and buildings, not simply a group of individual projects.

History

Milwaukie life has always been oriented toward the Willamette River. Originally, the Clackamas Indians lived in villages along the banks of the River. Milwaukie was officially founded in 1847 by Lot Whitcomb, and its downtown grew along the river in the mid-19th Century.

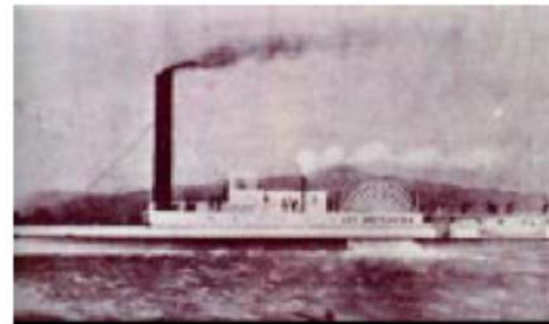
During that period, Milwaukians created its vibrant shipping, shipbuilding, timber, flour milling, and horticulture industries. Lot Whitcomb built one of the earliest steamer ships in Oregon, a sidewheel steamer which he named after himself. The ship began its Milwaukie to Astoria run along the Willamette and Columbia Rivers in 1850.

At the same time Milwaukie’s rich heritage of horticulture was born. Settlers from the Midwest, including the Luelling family, moved out to Oregon with an ox-drawn “travelling nursery,” carrying 700 fruit trees of all sorts and settling in Milwaukie. They and others continued to create new varieties of fruit, including the Bing cherry. The efforts of these early Milwaukie residents led to the great nursery and orchard business that still thrives in Oregon today.

From the beginning, Downtown has been the heart of Milwaukie, and the city’s rich heritage should inspire the character of redevelopment in Downtown. Its historic Main Street and riverfront should be a place for celebrations and festivities, for the community to gather, and should continue to be an important destination for all who live in Milwaukie.



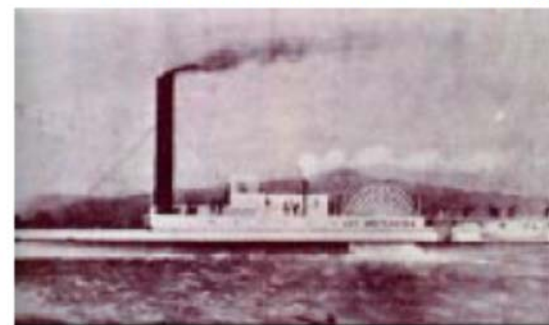
Milwaukie’s waterfront in the 19th century.



Lot Whitcomb on the Willamette River in Milwaukie, 1850.



Milwaukie’s waterfront in the 19th century.



Lot Whitcomb on the Willamette River in Milwaukie, 1850.



(Photo of church across Kellogg Lake)

Milwaukie Character

Milwaukie Downtown Design Guidelines

Reinforce Milwaukie's Sense of Place

Guideline

Strengthen the qualities and characteristics that make Milwaukie a unique place.

Description

Milwaukie is defined in part by its relationship to Portland. The city takes pride in being an entity that is distinct from its larger neighbor to the north—it is not just another Portland neighborhood. It has its own character, its own local government, and its own neighborhoods.

In particular, Downtown is a place where a variety of core community activities take place within a relatively compact footprint—commerce, education, recreation, worship, and transportation, to name a few key functions. Downtown reflects the nature of Milwaukie as a whole; it is a place that is friendly, safe, open, inviting, and genuine.

At the same time, Milwaukie's proximity to Portland, with the variety of transportation connections that have developed over time, is one of the features that make it a particularly attractive community for long-time residents and newcomers

alike. Milwaukians can be close to the bigger city and take advantage of its amenities while enjoying the advantages of life in a smaller community.

These existing qualities are important ones that future development can build upon to maintain a unique sense of place.

Recommended

- Strengthen and build upon existing pedestrian connections
- Enhance or reference natural features
- Small-town urban character (e.g., walkability, pedestrian focus, architectural elements scaled to the individual, diversity of uses & amenities within a small footprint)

Not Recommended

- Downtown development that has a “themed historic” appearance
- Overscaled, monotonous, and non-descript development projects
- Security or privatization measures that physically segregate community members through high-security gates and fences or window bars
- Development that is universal or generic, which could apply anywhere, whether in downtown Milwaukie, an airport terminal, or a shopping mall



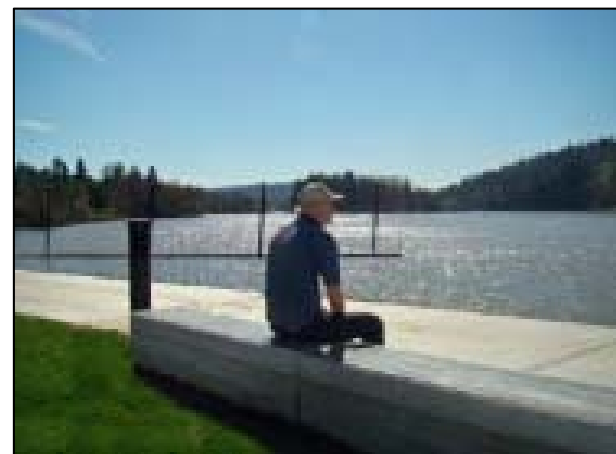
The official Milwaukie seal



Public art at Downtown Milwaukie MAX station



Downtown Milwaukie MAX station



Riverfront Park at Milwaukie Bay



Riverfront Park at Milwaukie Bay

Milwaukie Character

Milwaukie Downtown Design Guidelines

Integrate the Environment

Guideline

Building design should build upon environmental assets.

Description

All new development should reflect its proximity to the Willamette River, Scott Lake, Kellogg and Spring Creeks, and other natural assets that make Downtown unique. Building designs should respect and acknowledge these environmental assets. Adjacent development should provide graceful transitions and use compatible materials, forms, and colors that are harmonious and complementary with these assets.

Recommended

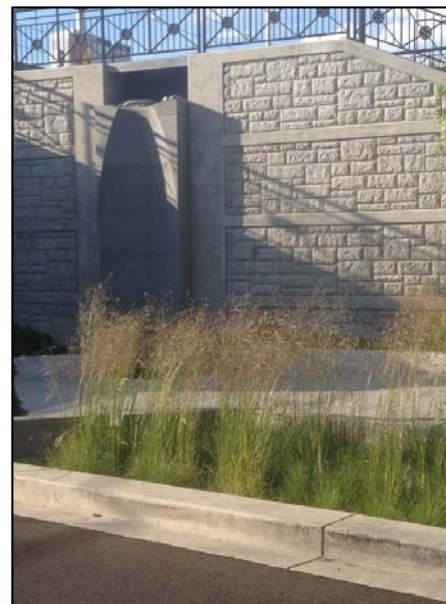
- Active and passive gathering areas and walkways oriented toward natural assets
- Consider integration of semi-public access, such as greenways, courtyards, and seating areas
- Use natural and/or man-made elements to engage water edges
- Create places that allow people to directly see, touch, and hear the water
- Utilize the environment to improve transitions between commercial areas and natural areas
- Strengthen or emphasize environmental features and context
- Consider utilizing thoughtful and creative stormwater features
- Promote wildlife habitat; consider bird- and bee-friendly plantings

Not Recommended

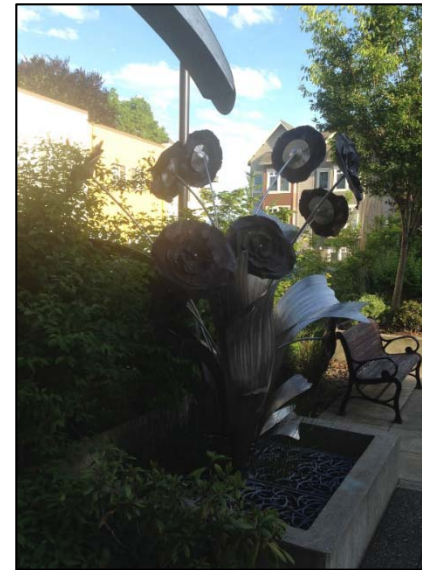
- Elements that may adversely affect water quality, wildlife habitat, or visual quality of natural waterways or vegetation
- Parking, loading or service areas adjacent to water elements or open space
- Buildings and site elements that clash with the environment that surrounds them



Recommended: "Water steps" in Oregon City



Recommended: Stormwater feature at Downtown Milwaukie MAX station



Recommended: Stormwater feature at North Main Village (Milwaukie)



Recommended: Stormwater feature at Downtown Milwaukie MAX station



Not Recommended: Parking area transitions abruptly to creek (Milwaukie)



Not Recommended: Downspout drains to sidewalk (Milwaukie)



Recommended: Amphitheater at Scott Park (Milwaukie)



Recommended: Spring Creek at Portland Waldorf School (Milwaukie)

Milwaukie Character

Milwaukie Downtown Design Guidelines

Promote Linkages to Horticultural Heritage

Guideline

Celebrate Milwaukie’s horticultural heritage through the inclusion of flowering, ornamental trees and native plantings, while preserving existing and promoting new public and semi-public landscaped areas.

Description

Milwaukie, the “Dogwood City of the West,” has a celebrated history of horticultural innovation and beauty. Development that includes courtyards, plazas, or other open spaces should include gardens, planting areas, and specimen plantings that promote the City’s inspiring and varied horticultural heritage.

Recommended

- Use of dogwoods, cherry, and other flowering, ornamental trees
- Intentionally planted green spaces that promote the connection and extension of adjacent existing green spaces and pathways
- Integrate native and drought-tolerant plantings, with a variety of deciduous and evergreens

Not Recommended

- Large expanses of paved plazas, parking lots, or other paved areas
- Expansive monocultural plantings of turf, groundcover, bark dust, or other mulching material
- Plants or plantings that require intensive watering



Recommended: Intentional plantings along Trolley Trail (Milwaukie)



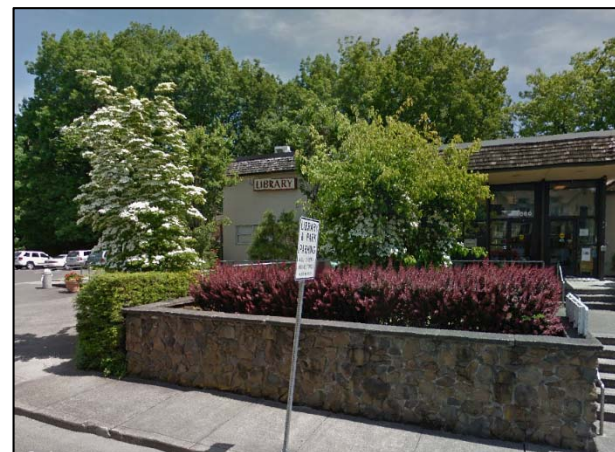
Recommended: Plantings at Adams Street plaza (Milwaukie)

Placeholder

Recommended: Dogwood tree in courtyard at North Main Village (Milwaukie)

Placeholder

Recommended: Dogwood trees in front of Milwaukie City Hall
(except they are no longer there...)



Recommended: Dogwood trees in front of Ledding Library (Milwaukie)

Milwaukie Character

Milwaukie Downtown Design Guidelines

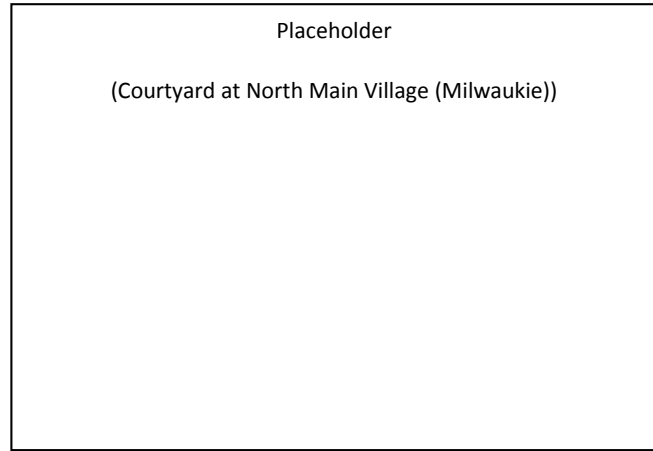
Consider View Opportunities

Guideline

Develop building design and siting to maximize the visual connections to surrounding natural features and public spaces at the pedestrian scale.

Description

Create new and preserve existing view corridors with entrances and adjacent exterior spaces that relate to surrounding points of interest and activity. Buildings should be designed to consider views toward important and appealing natural features and public spaces, both nearby and at a distance. For example, views from buildings in Downtown might highlight the Main Street Plaza, Riverfront Park, Scott Park, and Spring Creek.



Recommended: Provide views of landscape plantings



Not Recommended: Views of large expanses of parking

Recommended

- Views of streets and interior courtyards
- Views of parks
- Views of natural features such as streams, lakes, ponds, or specimen landscape plantings

Not Recommended

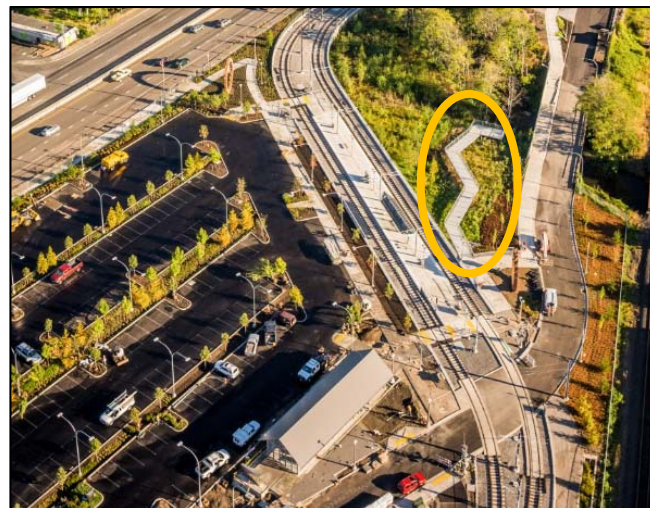
- Views of large expanses of parking
- Views of service bays, loading docks, storage areas, garbage/recycling areas, etc.
- Views of blank walls



Recommended: Preserve riverfront views



Not Recommended: Views of blank walls



Recommended: Walkout area provides views of Johnson Creek (Milwaukie)

Milwaukie Character

Milwaukie Downtown Design Guidelines

Consider Architectural Context and Contrast**Guideline**

Buildings should strengthen and enhance the characteristics of their settings. Contrast is essential to creating an interesting urban environment. Used wisely, contrast can provide focus and interest, promote a socially significant use, and help define public areas.

Description

A common Downtown architectural vocabulary can be established by addressing and responding to the fundamental features of existing or future well designed buildings and outdoor spaces. Proportions of windows, placement of entries, materials, and profile are examples of features that may be used to establish a sense of unity in Downtown.

Responsive design can be viewed in terms of maintaining a compatible design vocabulary with surrounding valued

architecture. A design that is compatible relates to nearby buildings by using architectural elements such as rhythm, proportion, and balance in a similar way, while contributing to and enhancing the area's character. A design that ignores its context may negatively impact the special qualities and identity of Downtown.

A building should seek to fit within its surroundings while also developing upon the character and uniqueness of Downtown in a creative and visually pleasing way.

Thoughtful building contrast provides a unique interest to an area and builds upon the cultural fabric within Downtown. However, contrast should be thoughtfully applied to avoid visual chaos.



Recommended: Colors provide accent of building elements



Recommended: Windows preserve rhythm of adjacent building



Recommended: Second-story stepback acknowledges scale of single-story buildings across street

Recommended

- Building elements that respond to adjacent existing or future well designed buildings
- Buildings that repeat and strengthen established rhythm, proportion, and balance
- Acknowledge unique site characteristics to create contrast
- Selectively highlight elements to create interest in Downtown

Not Recommended

- Literal interpretations of existing buildings—poorly executed recreations of architectural elements, typologies, and materials often result in a stage-set appearance, and as a result weaken the importance of existing buildings
- Building projects that do not thoughtfully consider the character and uniqueness of Downtown when applying contrast as a design concept



Not Recommended: Bright, varied colors and hip roof style are incongruous with surrounding buildings



Not Recommended: Window style and lack of brick treatment are extreme contrast from nearby older buildings

Milwaukie Character

Milwaukie Downtown Design Guidelines

Preserve Historic Landmarks

Guideline

Renovations, restorations, or additions to historic landmarks, such as structures and site features, should respect the original character of the landmark and its contribution to the fabric of Downtown.

Description

Not all historic landmarks are officially ranked or designated with a special status. Some are valued by the community for their aesthetics or for their contributions to Downtown's heritage. Such landmarks, whether or not officially designated as historic, should be preserved where possible.

Although total preservation of an existing building may not always be a financially viable option, there may be specific building elements that should be prioritized for preservation.

Recommended

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

Not Recommended

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

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



Recommended: Maintain historic building facades (Milwaukie Masonic Lodge)



Recommended: Preservation of façade elements, maintaining window rhythm on adjacent newer building (Oregon City)



Recommended: Renovation maintains original window style and finish materials (Portland)



Recommended: Renovation enhances original window style and façade treatments (Masonic Lodge in Oregon City)



Recommended: Maintenance of original roof material, historic signage (SE Portland)

Milwaukie Character

Milwaukie Downtown Design Guidelines

Preserve Historic Buildings/Landmarks

Guideline

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

Description

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

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

Recommended

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

Not Recommended

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

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



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



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



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



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

Milwaukie Character

Milwaukie Downtown Design Guidelines

Preserve Historic Landmarks

Guideline

Renovations, restorations, or additions to historic landmarks, such as structures and site features, should respect the original character of the landmark and its contribution to the fabric of Downtown.

Description

Not all historic landmarks are officially ranked or designated with a special status. Some are valued by the community for their aesthetics or for their contributions to Downtown's heritage. Such landmarks, whether or not officially designated as historic, should be preserved where possible.

Although total preservation of an existing building may not always be a financially viable option, there may be specific building elements that should be prioritized for preservation.

Recommended

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

Not Recommended

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

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



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



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



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



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

Pedestrian Emphasis

Milwaukie Downtown Design Guidelines

Intent

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

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



Pedestrian Emphasis

Milwaukie Downtown Design Guidelines

Intent

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

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



Pedestrian Emphasis

Milwaukie Downtown Design Guidelines

Reinforce and Enhance the Pedestrian System

Guideline

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

Description

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

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

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

Recommended

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

Not Recommended

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



Recommended: Direct pedestrian routes free of obstructions



Not Recommended: Indirect pedestrian routes with obstructions



Recommended: Pedestrian routes screened from nuisances



Not Recommended: Visible trash storage areas

Pedestrian Emphasis

Milwaukie Downtown Design Guidelines

Reinforce and Enhance the Pedestrian System

Guideline

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

Description

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

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

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

Recommended

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

Not Recommended

- Indirect or circuitous pedestrian routes
- Permanent pedestrian route obstructions



Recommended: Direct pedestrian routes free of obstructions



Not Recommended: Indirect pedestrian routes with obstructions



Recommended: Pedestrian routes screened from nuisances



Not Recommended: Visible trash storage areas