

Milwaukie Residential Design & Development Standards Update Project

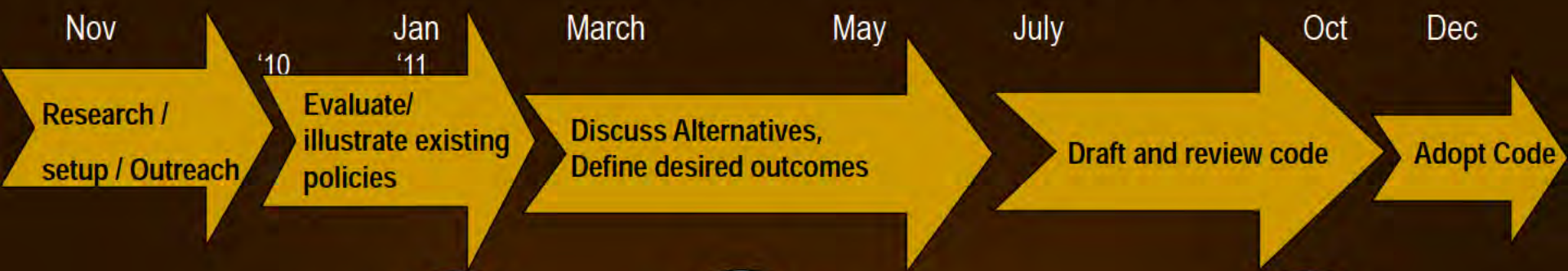
Design Standards: Multifamily development

September 21, 2011

Residential Development Standards Steering Committee

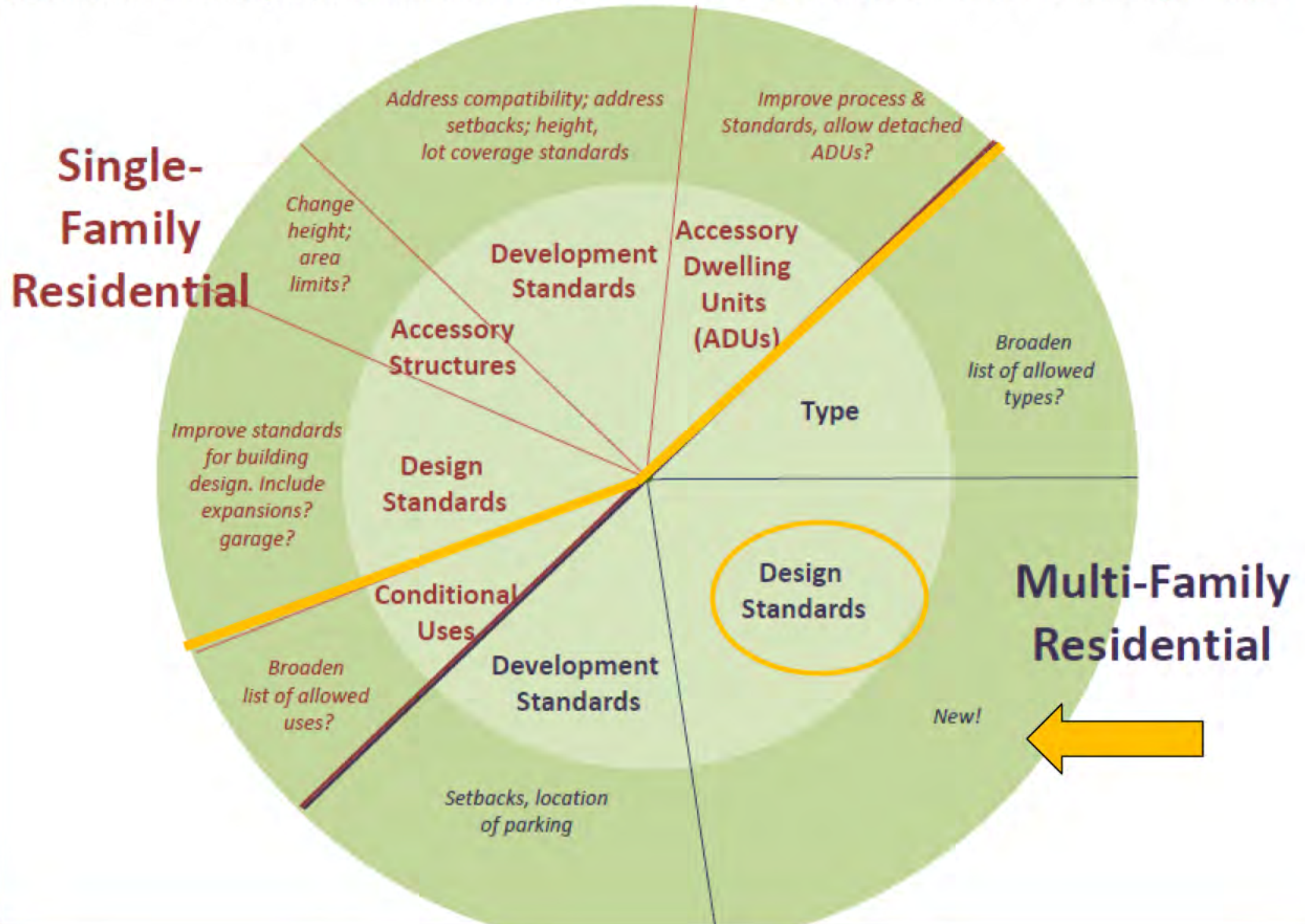


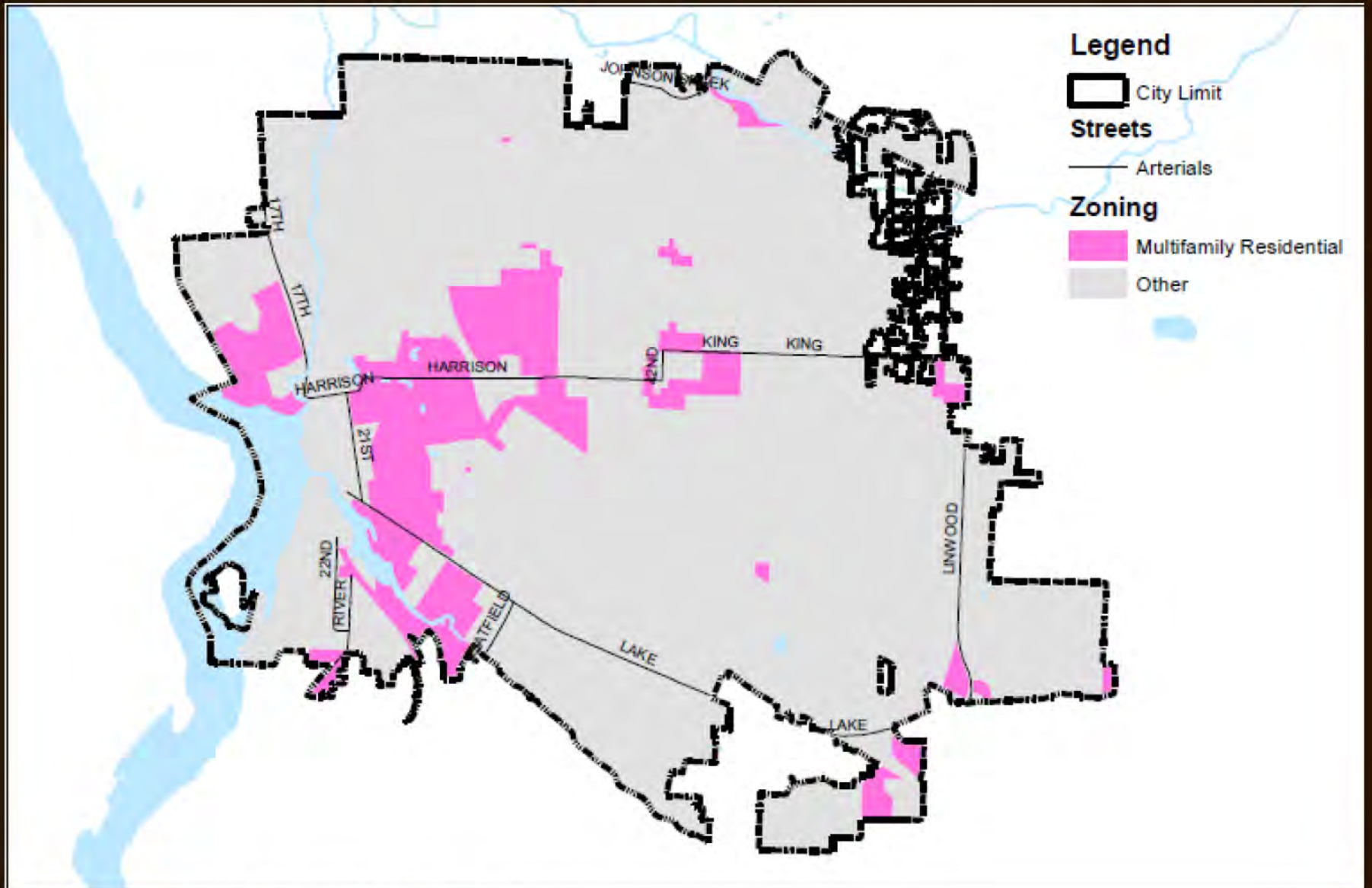
Residential Development Standards Project Timeline



- = project discussed during regular meeting
- ★ = stakeholder meetings – small groups
- 😊 = stakeholder interviews

Residential Development Standards Project: Core issues to be addressed & related questions





Multifamily Residential Zones



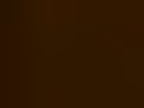
Design Standards: Multifamily dwellings

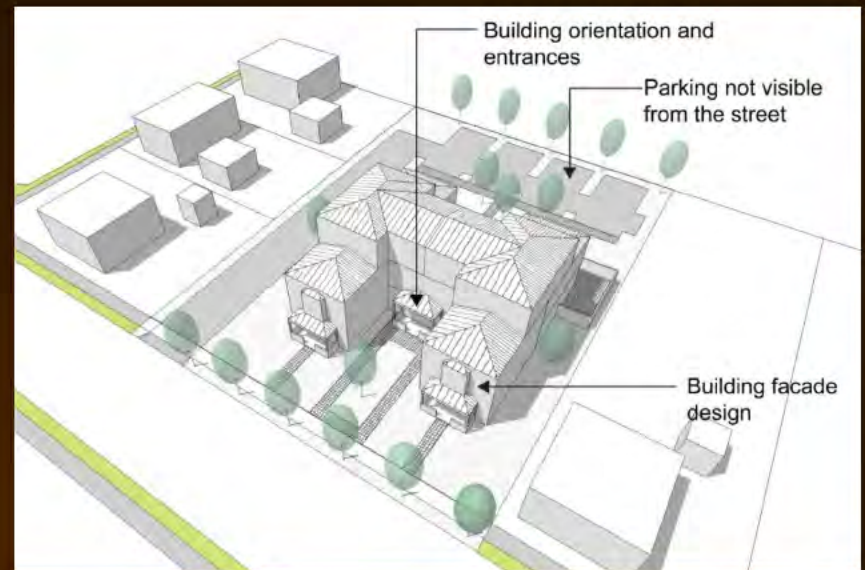
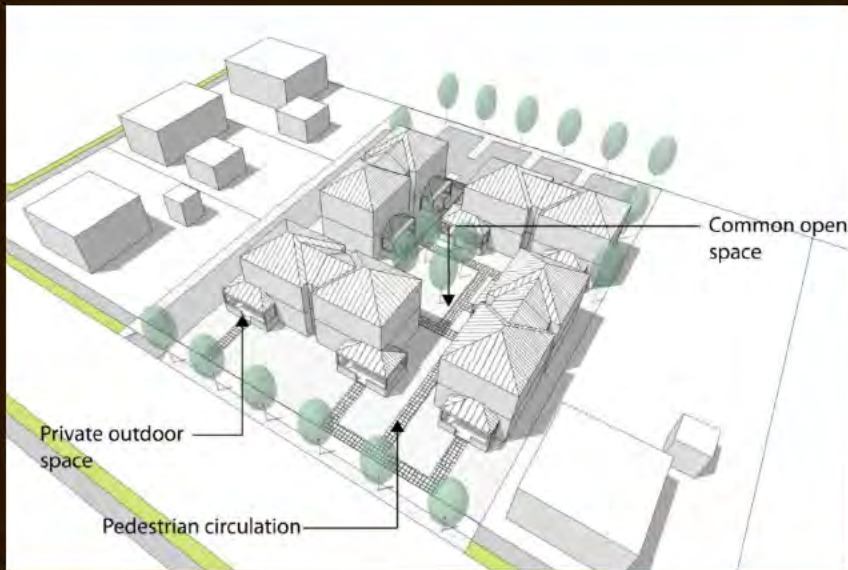
- What are design standards & why do we need them?



Design Standards for Multi-Family Residential Buildings

- When these standards would apply:
 - All new multifamily residential developments with three or more dwelling units on a single lot.





Multifamily development
can take many forms



City of Gresham's Project

Multi-Family Design Standards

Comprehensive Planning

www.greshamoregon.gov/udp/comprehensive-planning

December 2009

Purpose

The Multi-Family Design Standards project will create Code that will result in multi-family housing which is attractive, innovative, of high quality design and materials, and compatible with surrounding neighborhoods. This project will evaluate and improve Gresham's current Multi-Family Design Standards in corridor and residential districts and develop the necessary Development Code amendments. Multi-family is defined as three or more units located on a single lot. The project will also look at duplexes and mixed-use developments.



This project is intended to ensure that:

- Residential lands are developed in a way that meets the community's vision and the City's goals;
- Gresham's Development Plan contains urban design provisions that promote the livability of multi-family residential developments; and
- Principles and Guidelines are created, and Design Standards are updated which:



- Identify elements that constitute good site and building design;
- Create a sense of place for Gresham;
- Allow a two-track review process by the Design Commission;
- Incorporate Crime Prevention through Environmental Design (CPTED) principles where feasible; and
- Educate the development and residential community with regard to the implementation of these new multi-family Design Principles, Guidelines and updated Standards.

The Code amendments will include Design Principles,



Design Charrette



Visual Preference Survey

- Space Between Buildings

- 32.4% Like + 17.6% Strongly Like
- 3.43 Average Rating



- 53.8% Like + 36.2% Strongly Like
- 4.26 Average Rating (out of 5)



City of Gresham's Goal

“The City of Gresham’s multi-family housing will be attractive, high-quality, safe and sustainable where diversity, innovation and creativity are welcome and multiple modes of transportation are accessible.”



Design Standards for Multifamily Residential Buildings

Proposed goals for this set of policies:

- Provide clear and objective criteria.
- Provide optional discretionary criteria.
- Be style-neutral.
- Be flexible.
- Support livability.
- Support good design without being cost prohibitive.



Design Standards for Multifamily Residential Buildings

Proposed areas of focus:

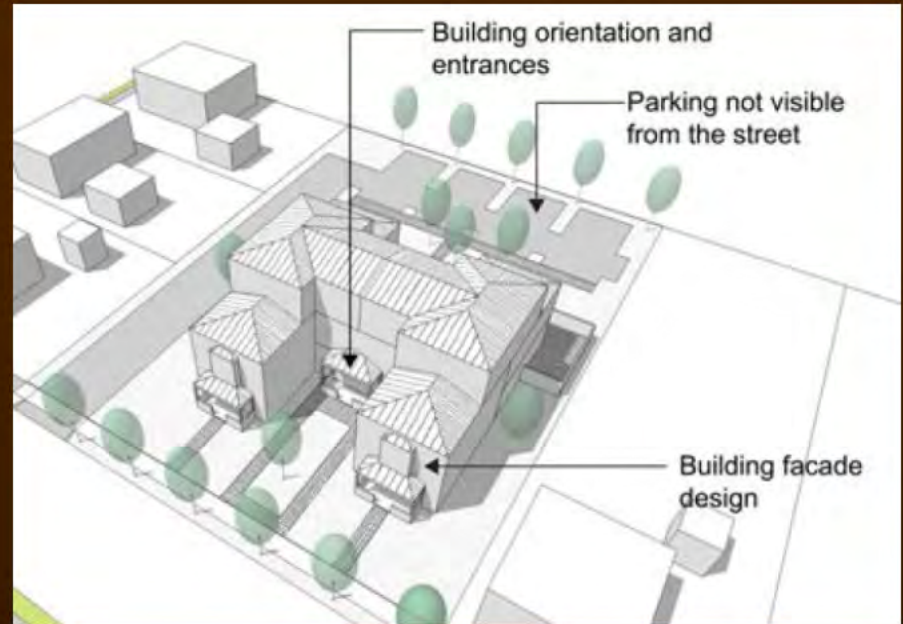
- Livability
- Compatibility
- Safety & Functionality
- Sustainability



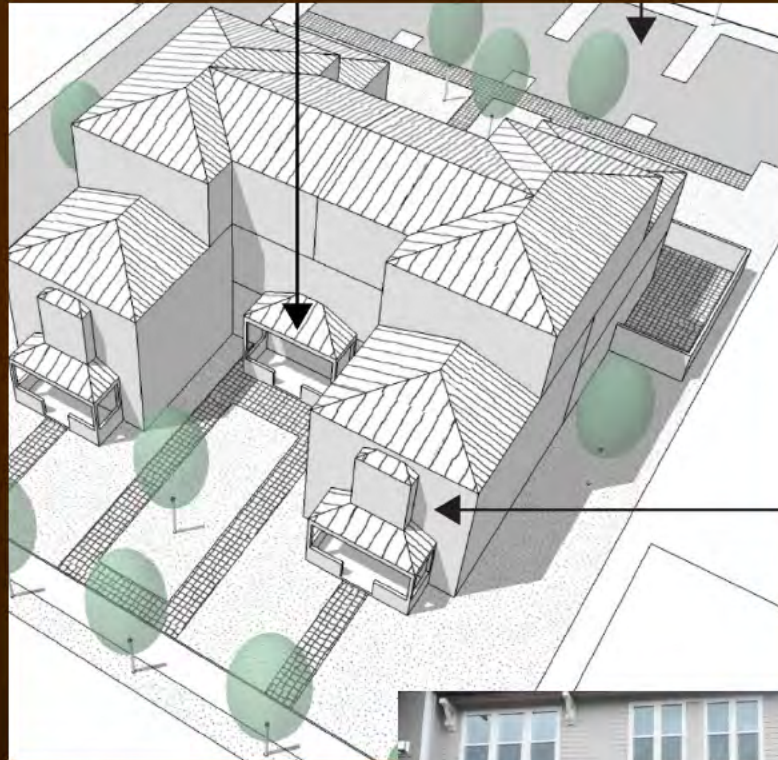
Livability: public & private open space



Livability: minimizing impacts of parking



Livability: building orientation



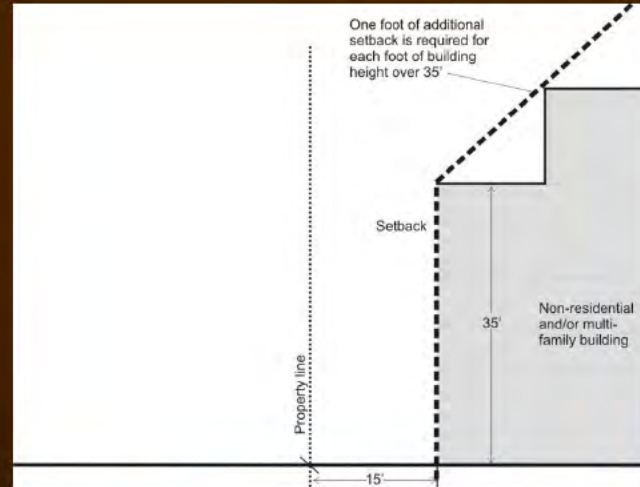
Compatibility: building massing



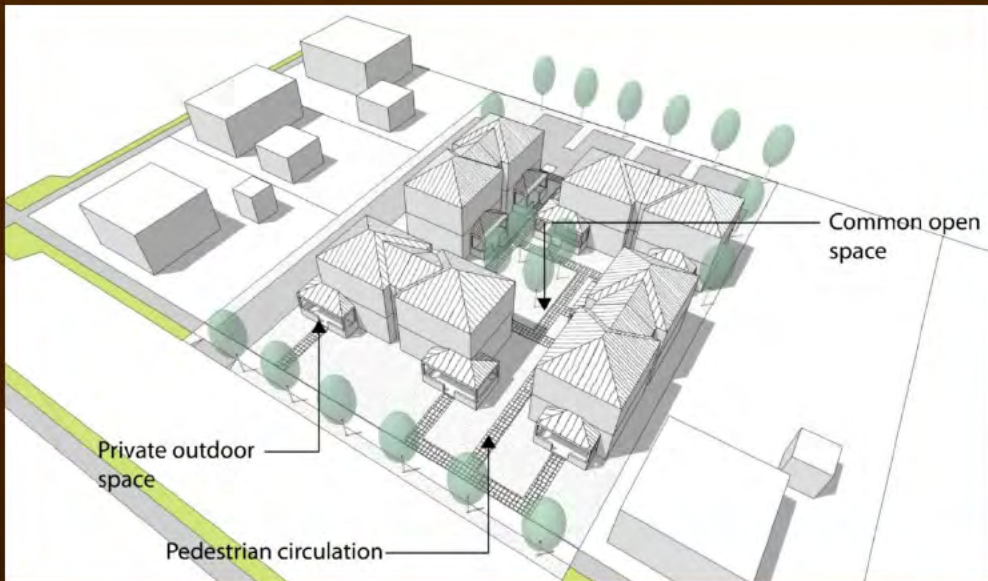
Compatibility: building design



Compatibility: transitions



Safety & Functionality: pedestrian connections



Safety & Functionality: visibility



Sustainability: energy conservation



