

DOWNTOWN DESIGN REVIEW CHECKLIST

Project/Applicant Name: _____

Project Address: _____

Application Submission Date: _____

Zoning: _____

Building Use: _____

Completed By: _____ on: _____

STANDARDS AND GUIDELINES

	Complies		
	Yes	No	NA
A. Development and Design Standards			
1. Development Standards (Per list of MMC Table 19.304.4)			
a. Permitted Use.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Minimum Lot Size.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Minimum Street Frontage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Floor Area Ratio.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Building Height.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Flexible Ground Floor Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Street Setbacks/Build-to Lines	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Frontage Occupancy Requirements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Primary Entrances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j. Off-street Parking Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
k. Open Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
l. Transition Measures.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
m. Residential Density Requirements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Design Standards (Per list of MMC 19.508)			
a. Building Façade Details	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Corners	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Weather Protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Exterior Building Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Windows and Doors.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Roofs and Rooftop Equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Open Space/Plazas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. Design Guidelines			
1. Milwaukie Character			
a. Reinforce Milwaukie’s Sense of Place	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Integrate the Environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Promote Linkages to Horticultural Heritage.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Establish or Strengthen Gateways.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Consider View Opportunities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Consider Context.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Promote Architectural Compatibility.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Preserve Historic Buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Use Architectural Contrast Wisely	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j. Integrate Art	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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		Complies		
		Yes	No	NA
2. Pedestrian Emphasis				
a.	Reinforce and Enhance the Pedestrian System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b.	Define the Pedestrian Environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c.	Protect the Pedestrian from the Elements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d.	Provide Places for Stopping and Viewing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e.	Create Successful Outdoor Spaces.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f.	Integrate Barrier-Free Design	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Architecture				
a.	Corner Doors.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b.	Retail and Commercial Doors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c.	Residential Doors.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d.	Wall Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e.	Wall Structure.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f.	Retail Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g.	Residential Bay Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h.	Silhouette and Roofline.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i.	Rooftops	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j.	Green Architecture	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
k.	Building Security	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
l.	Parking Structures.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Lighting				
a.	Exterior Building Lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b.	Parking Lot Lighting.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c.	Landscape Lighting.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d.	Sign Lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Signs				
a.	Wall Signs.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b.	Hanging or Projecting Signs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c.	Window Signs.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d.	Awning Signs.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e.	Information and Guide Signs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f.	Kiosk Monument Signs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g.	Temporary Signs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Notes:
