

REVISION

Memorandum

RECEIVED BY THE MILWAUKIE
PLANNING DEPARTMENT ON
JULY 20, 2017.



Date 07/20/2017
Project Name Project Galaxy Milwaukie
Subject Type III Downtown Design Review Application

LAND USE REVIEWS REQUESTED

- Type III downtown design review
- Type III variance
 - Variance from the MMC 19.304.5.B.2.d requirement for a 6-foot step back for a street-facing portion of the building...
 - Variance from the access spacing standards in MMC 12.16.040.C.4.c.

PROJECT GALAXY NARRATIVE

Project Galaxy is a new 5 story mixed-use Transit Oriented Development in downtown Milwaukie. The project is located on the present location of Bernard's Garage at 2036 SE Washington Street. The 25,523 SF "L" shaped lot is bounded by SE Washington Street to the north, SE Main Street to the west, and SE 21st Ave to the east. The Milwaukie/Main Street orange line Max station is located 1 block to the south near SE 21st Ave and SE Adams Street. Currently Bloom garden supply is located to the south of the property. Project Galaxy will be a highly sustainable project that is pursuing a Green Globes certification.

Project Galaxy will provide 110 market rate apartments ranging from studios, 1 bedroom lofts, traditional 1 bedrooms units, and 2 bedroom units on levels 2-5. The ground floor will provide 8,000 sf of retail/commercial space fronting SE 21st Ave and SE Main Street. The residential lobby will face east towards SE 21st Ave to be convenient to the max stop. Parking is accessed midblock on SE Washington Street and 78 mechanical parking spaces will be provided for the building residents. Bike parking will also be located adjacent to the vehicular parking. The ground floor will be built property line tight on all sides to reinforce its urban location.

The residential floors on levels 2-5 will be in an "L" shaped configuration with the wings aligning with SE 21st Ave and SE Washington Street. An occupied rooftop will be provided on level 2 on top of the concrete podium below. A building common room and fitness room will have access out onto the roof terrace. There will also be private residential patios on this podium roof as well as storm-water planters to treat water collected on the roof.

The building exterior will be designed to promote permanence and quality as well as comply with the Milwaukie Downtown Design Guidelines. The facades have a tripartite façade division of base, middle, and top with an

overhanging cornice. The exterior is designed to convey a contemporary northwest style of architecture with a brick base, fiber cement clad body (middle), and cedar siding at the top and on the bay windows. The building is deliberately asymmetrical to convey that this is an inviting residential building meant for modern living in the urban environment. The 5th floor is differentiated to reduce its overall perceived height to be compatible with the Milwaukie downtown scale.

Project Galaxy is designed to be a model for sustainable transit oriented mixed use infill projects in downtown Milwaukie.

1. BASE ZONE STANDARDS

19.304 DOWNTOWN ZONES COMPLIANCE

19.304.5A

FAR 4:1, bonus for structured parking (.5 SF of additional FAR for every 1 SF of structured parking)

Complies. Site area is 25,523 SF. Base FAR allowable is 102,092 SF. We provide 10,000 SF of structured parking for a bonus of 5,000 SF. Total FAR allowable is then 107,692. Actual Project FAR is 103,146 SF, below the maximum allowable.

19.304.5B

HEIGHT: 3 stories and 45' base height (both together, not either-or) Height bonus of 2 stories (5 max) and 24' (57' max) if you do achieve a minimum of 2 incentive bonuses listed

- a) 25% of gross area in residential
- b) Lodging
- c) Green building certification
- d) Building height variance (Type III process)

Complies. Height is 57'. 12' height bonus achieved through bonus a. An additional story is achieved through bonus c. green building (Green Globes certification)

19.304.5B2d

Requires a 6' setback for any street facing portion of the building that is above the base maximum height. The 6' top floor setback can also be modified through a Type III variance.

Per 19.304.8 we are seeking a variance from this standard. See variance application narrative

19.304.5C2b1

14' minimum clear ceiling at level 1 on Main Street

Complies.

19.304.5C2b2

Interior area adjacent to main street 20' deep minimum

Complies.

19.304.5D2b

Street setbacks/build to lines

Complies.

19.304.5E

Frontage occupancy

Complies.

19.304.5F

Primary Entrance Standards. If a development is on the corner of Main street and another street, the main entrance shall be oriented towards Main street (or can be 45 degrees at corner). Retail entrances also meet this requirement.

Complies.

19.304.5G

Off Street Parking

Off street parking required per 19.600. 1 space per dwelling unit (800 sf or less). 1.25 spaces per dwelling unit (over 800 sf)

Complies. 8 units over 800 SF=10 stalls required. 101 units less than 800 SF=101 stalls required. (111 total required).

- 25% reduction for proximity to public transit= 27 stall reduction
- 10% reduction for additional bicycle parking=11 stall reduction
- 30% maximum reduction in the downtown mixed use zone =33 stall reduction max
- 111-33=78 stalls required, 78 stalls provided in mechanical parking

REVISED SECTION



2. OVERLAY ZONE STANDARDS

19.508 DOWNTOWN SITE AND BUILDING DESIGN STANDARDS

19.508.1 Purpose

The design standards contained in this section are intended to encourage building design and construction with durable, high-quality materials. The design standards will support the development of a cohesive, attractive, and safe downtown area and encourage private investment. The design standards do not prescribe a particular building or architectural style.

19.508.4 Building Design Standards

All buildings that meet the applicability provisions in Subsection 19.508.2 shall meet the following design standards. An architectural feature may be used to comply with more than one standard.

A. Building Façade Details

1. Purpose

To provide cohesive and visually interesting building façades in the downtown, particularly along the ground floor.

2. Nonresidential and Mixed-Use Buildings

The following standards apply only to nonresidential and mixed-use buildings.

a. Vertical Building Façade

Nonresidential and mixed-use buildings 2 stories and above shall provide a defined base, middle, and top.

Complies.

(1) Base

The base extends from the sidewalk to the bottom of the second story or the belt course/string course that separates the ground floor from the middle of the building. The building base shall be defined by providing all of these elements:

(a) The street-facing ground floor shall be divided into distinct architectural bays that are no more than 30 ft on center. For the purpose of this standard, an architectural bay is defined as the zone between the outside edges of an engaged column, pilaster, post, or vertical wall area.

(b) The building base shall be constructed of brick, stone, or concrete to create a “heavier” visual appearance.

(c) Weather protection that complies with the standards of Subsection 19.508.4.C.

(d) Windows that comply with the standards of Subsection 19.508.4.E.

Complies.

(2) Middle

The middle of a building extends from the top of the building base to the ceiling of the highest building story. The middle is distinguished from the top and base of the building by use of building elements. The middle of the building shall be defined by providing all of the following elements:

(a) Windows that comply with the standards of Subsection 19.508.4.E.

(b) One of the following elements:

(i) A change in exterior cladding, and detailing and material color between the ground floor and upper floors. Differences in color must be clearly visible.

Complies.

(ii) Either street-facing balconies or decks at least 2 ft deep and 4 ft wide, or a 6-ft minimum building step-back on the third floor or higher, for at least 25% of the length of the building.

(c) 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, pilaster, pediment, coursing, column, marquee, or similar architectural feature.

Complies.

(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, and it is the roof form/element at the uppermost portion of the façade that visually terminates the façade. The top of the building shall provide roofs that comply with the standards of Subsection 19.508.4.F.

Complies.

b. Horizontal Building Façade

(1) Horizontal datum lines—such as belt lines, cornices, or upper-floor windows—shall line up with adjacent façades if applicable.

Complies.

(2) Significant breaks shall 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 shall 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 shall meet the standards of Subsection 19.304.5.H.

This standard is not met on SE Washington. This requirement is mitigated by the use of multiple bay windows and architectural features to give variety to the north building facade, as well as public art on the ground floor.

3. Residential Buildings

a. Stand-alone multifamily residential buildings are subject to the objective standards of Subsection 19.505.3.D.6 Building Façade Design, with the exception of the private and public open space requirements of Subsections 19.505.3.D.1 and 2. The open space requirements of Subsection 19.508.5 apply to stand-alone multifamily residential buildings in downtown.

b. Rowhouses are subject to the objective standards of Subsection 19.505.5 Rowhouses, as revised by Subsection 19.304.3.B.

c. Live/work units are subject to the objective standards in Subsection 19.505.6 Live/Work Units.

B. Corners

1. Purpose

To create a strong architectural statement at street corners and establish visual landmarks and enhance visual variety.

2. Nonresidential or Mixed-Use Buildings

Nonresidential or mixed-use buildings at the corner of two public streets—or at the corner of a street and a public area, park, or plaza—shall incorporate two of the following features (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.

Complies.

b. A prominent architectural element, such as increased building height or massing, a cupola, a turret, or a pitched roof at the corner of the building or within 20 ft of the corner of the building.

Complies.

c. The corner of the building cut at a 45° angle or a similar dimension “rounded” corner.

d. A combination of special paving materials; street furnishings; and, where appropriate, plantings, in addition to the front door.

C. Weather Protection

1. Purpose

Create an all-season pedestrian environment.

2. Weather Protection Required

All buildings shall provide weather protection for pedestrians as follows:

a. Minimum Weather Protection Coverage

(1) All ground-floor building entries shall be protected from the weather by canopies or recessed behind the front building façade at least 3 ft.

(2) Permanent awnings, canopies, recesses, or similar weather protection shall be provided along at least 50% of the ground-floor elevation(s) of a building where the building abuts a sidewalk, civic space, or pedestrian accessway.

(3) Weather protection used to meet the above standard shall extend at least 4 ft, and no more than 6 ft, over the pedestrian area, and a maximum of 4 ft into the public right-of-way. Balconies meeting these dimensional requirements can be counted toward this requirement.

(4) In addition, the above standards do not apply where a building has a ground-floor dwelling, as in a mixed-use development or live-work building, and the dwelling entrance has a covered entrance.

b. Weather Protection Design

Weather protection shall comply with applicable building codes and shall be designed to be visually compatible with the architecture of a building. Where applicable, weather protection shall be designed to accommodate pedestrian signage (e.g., blade signs) while maintaining required vertical clearance.

Complies.

D. Exterior Building Materials

1. Purpose

To encourage the construction of attractive buildings with materials that evoke a sense of permanence and are compatible with downtown Milwaukie and the surrounding built and natural environment.

2. Exterior Wall Standards

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 prohibited material types referenced in this standard.

a. Buildings shall utilize primary materials 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.).

d. Buildings shall not use prohibited materials on any exterior wall, whether or not it is a street-facing façade.

Complies. The project utilizes brick masonry and cedar wood siding as a primary building material and fiber reinforced cement siding as a secondary building material.

E. Windows and Doors

1. Purpose

To enhance street safety and provide a comfortable pedestrian environment by adding interest to exterior façades, allowing for day lighting of interior space, and creating a visual connection between interior and exterior spaces.

2. Main Street

For block faces along Main St, 50% of the ground-floor street wall area must consist of openings; i.e., windows or glazed doors. The ground-floor street wall area is defined as the area up to the finished ceiling height of the space fronting the street or 15 ft above finished grade, whichever is less.

Complies for East and West walls; does not comply for North wall (39%)
- see accompanying material calculations.

3. Other Streets

For all other block faces, the exterior wall(s) of the building facing the street/sidewalk must meet the following standards:

- a. 40% of the ground-floor street wall area must consist of openings; i.e., windows or glazed doors.
- b. Along McLoughlin Blvd the required coverage is 30%.

Complies - see accompanying materials.

4. Upper Level

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

- a. Upper building stories shall provide a minimum of 30% glazing. For the purposes of this standard, minimum glazing includes windows and any glazed portions of doors.
- b. The required upper-floor window/door percentage does not apply to floors where sloped roofs and dormer windows are used.
- c. 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.

The proposal includes over 30% glazing on the upper floors, but less than 50% are vertically oriented due to the proposed oversized windows.

5. General Standards

- a. Windows shall be designed to provide shadowing. This can be accomplished by recessing windows 4 in into the façade and/or incorporating trim of a contrasting material or color.
- b. All buildings with nonresidential ground-floor windows must have a visible transmittance (VT) of 0.6 or higher.
- c. Doors and/or primary entrances must be located on the street-facing block faces and must be unlocked when the business located on the premises is open. Doors/entrances to second-floor residential units may be locked.
- d. The bottom edge of windows along pedestrian ways shall be constructed no more than 30 in above the abutting walkway surface.
- e. Ground-floor windows for nonresidential buildings shall allow views into storefronts, working areas, or lobbies. No more than 50% of the window area may be covered by interior furnishings including, but not limited to, curtains, shades, signs, or shelves.
- f. Signs are limited to a maximum coverage of 20% of the required window area.

Complies.

6. Prohibited Window Elements

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

- a. Reflective, tinted, or opaque glazing.
- b. Simulated divisions (internal or applied synthetic materials).

- c. Exposed, unpainted metal frame windows.
Complies.

F. Roofs and Rooftop Equipment

1. Purpose

To create a visually interesting condition at the top of the building that enhances the quality and character of the building.

2. Roof Forms

a. The roof form of a building shall follow one (or a combination) of the following forms:

- (1) Flat roof with parapet or cornice.
- (2) Hip roof.
- (3) Gabled roof.
- (4) Dormers.
- (5) Shed roof.

b. All flat roofs, or those with a pitch of less than 4/12, shall 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.

c. All hip or gabled roofs exposed to view from adjacent public or private streets and properties shall have a minimum 4/12 pitch.

d. Sloped roofs shall have eaves, exclusive of rain gutters, that project from the building wall at least 12 in

e. 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) shall have similar slope and be constructed of the same materials as the existing roofing.

3. Rooftop Equipment and Screening

a. The following rooftop equipment does not require screening:

- (1) Solar panels, wind generators, and green roof features.
- (2) Equipment under 2 ft high, if set back a minimum of 5 ft from the outer edge of the roof.

b. Elevator mechanical equipment may extend above the height limit a maximum of 16 ft, provided that the mechanical shaft is incorporated into the architecture of the building.

c. Satellite dishes, communications equipment, and all other roof-mounted mechanical equipment shall be limited to 10 ft high, shall be set back a minimum of 10 ft from the roof edge, and shall be screened from public view and from views from adjacent buildings by one of the following methods:

(1) A screen around the equipment that is made of a primary exterior finish material used on other portions of the building, wood fencing, or masonry.

(2) Green roof features or regularly maintained dense evergreen foliage that forms an opaque barrier when planted.

d. Required screening shall not be included in the building's maximum height calculation.

4. Rooftop Structures

Rooftop structures related to shared outdoor space—such as arbors, trellises, or porticos related to roof decks or gardens—shall not be included in the building's maximum height calculation, as long as they do not exceed 10 ft high.

Complies.

G. Open Space/Plazas

1. Intent

To assure adequate public and private open space in the downtown.

2. Mixed-Use and Residential Development

The following standards apply to mixed-use buildings with more than 4 residential units and residential-only multifamily developments.

a. Outdoor Space Required

50 sq ft of private or common 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.

b. Common Open Space

(1) Common open space may be provided in the form of decks, shared patios, roof gardens, recreation rooms, lobbies, or other gathering spaces created strictly for the tenants and not associated with storage or circulation. Landscape buffer areas may not be used as common open space unless active and passive uses are integrated into the space and its use will not adversely affect abutting properties.

(2) With the exception of roof decks or gardens, outdoor common open space shall be abutted on at least two sides by residential units or by nonresidential uses with windows and entrances fronting on the space.

c. Private Open Space

(1) Private open space may be provided in the form of a porch, deck, balcony, patio, terrace, or other private outdoor area.

(2) The private open space provided shall be contiguous with the unit.

(3) Balconies used for entrances or exits shall not be considered as private open space except where such exits or entrances are for the sole use of the unit.

(4) Balconies may project up to a maximum of 4 ft into the public right-of-way.

d. Credit for Open Space

An open space credit of 50% may be granted when a development is directly adjacent to, or across a public right-of-way from, an improved public park.

Complies. Common open space is provided in the form of the building lobby, fitness room, 2nd floor amenity room, and outdoor roof deck. Private open space is provided on the second floor private terraces.

MILWAUKIE DOWNTOWN DESIGN GUIDELINES

1. Milwaukie Character Guidelines

These guidelines address Milwaukie's unique "sense of place," its special quality and personality. People's image of Milwaukie is that of an All-American riverfront town which is hospitable and family oriented. The guidelines address what gives Milwaukie this feeling, this "character" as a unique collection of spaces and buildings, not simply a group of individual projects that could be anywhere. The Milwaukie Character Guidelines consist of the following sections:

- Reinforce Milwaukie's Sense of Place

Project Galaxy reinforces Milwaukie Character through:

- Active retail storefront at all street frontages
- Use of natural stained cedar siding to reinforce Milwaukie's rich heritage of tree horticulture
- Use of a ground floor mural that reflects Milwaukie heritage and character on SE Washington Street
- Views oriented to the riverfront
- Small town urban character

- Integrate the Environment

Project Galaxy integrates the environment through:

- Views oriented to the riverfront
- Second floor podium roof is an occupied terrace with patios and storm-water gardens overlooking the river
- All parking located inside the building
- Green building certification

- Promote Linkages to Horticultural Heritage

Project Galaxy promotes linkages to Horticultural Heritage through:

- Use of natural stained cedar siding to reinforce Milwaukie's rich heritage of tree horticulture
- Use of a ground floor mural that reflects Milwaukie heritage and character on SE Washington Street
- Use of dogwoods and flowering ornamental trees at the sidewalk and podium level of the building

- Establish or Strengthen Gateways

Project Galaxy strengthens gateways through:

- Strong architectural features at both primary building gateways (NE and NW corners) with shadowbox cantilever form with cedar siding infill and staggered windows
- Retail/commercial anchors both primary building gateways (NE and NW corners)

- Consider View Opportunities

Project Galaxy maximizes view opportunities through:

- Building organized to maximize residential units with river views
- Second floor podium roof is an occupied terrace with patios and storm-water gardens overlooking the river

- Consider Context

Project Galaxy enhances the Milwaukie Context through:

- The facades have a tripartite façade division of base, middle, and top with an overhanging cornice like established neighbors
- Brick base establishes the pedestrian scale like established neighbors

- Promote Compatibility

Project Galaxy promotes compatibility through:

- The facades have a tripartite façade division of base, middle, and top with an overhanging cornice like established neighbors
- Brick base establishes the pedestrian scale like established neighbors
- The 5th floor is differentiated to reduce its overall perceived height to be compatible with the Milwaukie downtown scale

- Preserve Historic Buildings

Not applicable

- Use Architectural Contrast Wisely

Project Galaxy promotes wise contrast through:

- The facades have a tripartite façade division of base, middle, and top with an overhanging cornice like established neighbors (compatibility)
- Brick base establishes the pedestrian scale like established neighbors (compatibility)
- The 5th floor is differentiated to reduce its overall perceived height to be compatible with the Milwaukie downtown scale (compatibility)
- The building is clearly the largest building downtown. The building is deliberately asymmetrical to convey that this is an inviting residential building meant for modern living in the urban environment

- Integrate Art

Project Galaxy integrates art through:

- Use of a ground floor mural that reflects Milwaukie heritage and character on SE Washington Street

2. Pedestrian Emphasis Guidelines

In Downtown Milwaukie, the pedestrian is the priority. These guidelines address the ways in which buildings and spaces may be designed to create a convenient, comfortable, human-scaled environment that people will want to be in.

The Pedestrian Emphasis Guidelines include the following:

- Reinforce and Enhance the Pedestrian System

Project Galaxy reinforces the pedestrian system through:

- Active retail storefront at all street frontages
- New sidewalks all frontages
- All parking located inside the building
- All trash rooms are inside the building
- All utilities are in sidewalk vaults or inside the building
- All street frontage have canopies to protect the pedestrian

- Glass overhead garage doors open up retail shops onto Main Street and the future framers market
- Define the Pedestrian Environment
Project Galaxy provides human scale to pedestrian system through:
 - Active retail storefront at all street frontages with large storefront windows
 - Walls have brick masonry piers at comfortable bays
 - All street frontage have canopies to protect the pedestrian
 - Use of a ground floor art that reflects Milwaukie heritage and character on SE Washington Street
- Protect the Pedestrian from the Elements
Project Galaxy protects the pedestrian system through:
 - All street frontage have fixed canopies to protect the pedestrian
- Provide Places for Stopping and Viewing
Project Galaxy provides places to stop and visit in the pedestrian system through:
 - Active retail storefront at all street frontages with large storefront windows
 - Setbacks at all building entrances
 - All street frontage have fixed canopies to protect the pedestrian
 - Project Galaxy is predominantly property line tight at all frontages to reinforce the urban character of this location
- Create Successful Outdoor Spaces
Project Galaxy creates successful outdoor spaces through:
 - Building organized to maximize residential units with river views and to optimize southern exposure
 - Second floor podium roof is an occupied terrace with patios and storm-water gardens overlooking the river
- Integrate Barrier-Free Design
All building entrances and features are accessible

3. Architecture Guidelines

The Architecture Guidelines promote quality development while reinforcing the individuality and spirit of Milwaukie. The guidelines promote architectural types indigenous to Milwaukie and/or the Northwest. Buildings in Milwaukie should seem to be “at home” there, reflecting its character and heritage, suiting its climate, landscape and downtown street grid. Within each downtown planning area, building proposals must consider and respond to selected requirements from the following architectural criteria:

- Corner Doors
Project Galaxy creates successful entrances through:
 - Retail/commercial anchors both primary building corners (NE and NW corners) with corner entrances
 - Doors are of storefront glass

- Retail and Commercial Doors

Project Galaxy creates successful entrances through:

- Large glass storefront doors at all retail entrances
- All doors are double doors
- All doors have transom lights and side lights
- Glass overhead garage doors open up retail shops onto Main Street and the future framers market

- Residential Doors

Not applicable

- Wall Materials

Project Galaxy promotes permanence through:

- The exterior is designed to convey a contemporary northwest style of architecture with a brick base, fiber cement clad middle, and cedar siding at the top and on the bay windows

- Wall Structure

Project Galaxy provides scale defining devices through:

- The facades have a tripartite façade division of base, middle, and top with an overhanging cornice like established neighbors (compatibility)
- Brick base establishes the pedestrian scale like established neighbors
- The 5th floor is differentiated to reduce its overall perceived height to be compatible with the Milwaukie downtown scale
- Vertical stacking of windows, piers, and bay windows

- Retail Windows

Project Galaxy creates successful retail windows through:

- Large glass storefront windows at all retail locations
- All doors are double doors
- All doors have transom lights and side lights
- All retail locations have canopies

- Residential Bay Windows

Project Galaxy creates incorporates bay windows:

- Residential bay windows extending from level 2-5 occur on every building elevation
- All bay windows are clad in cedar siding

- Silhouette and Roofline

Project Galaxy creates interest and detail in Silhouette and Roofline through:

- Residential bay windows extending from level 2-5 occur on every building elevation
- Continuous cornice overhang at the roof line
- The 5th floor is differentiated to reduce its overall perceived height to be compatible with the Milwaukie downtown scale

- Rooftops

Project Galaxy integrates and uses rooftops through:

- Second floor podium roof is an occupied terrace with patios and storm-water gardens overlooking the river

- Green Architecture

Project Galaxy promotes green architecture through:

- Green building certification (Green Globes)
- Maximizes natural light
- High performance envelope
- Recycled and low VOC materials
- Storm-water gardens on level 2
- Energy efficient lighting, appliances, and HVAC systems

- Building Security

Project Galaxy creates a safe environment through:

- Eyes on the street at all street frontages (retail or building lobby)
- Parking and loading are inside the buildings
- After hours all entrances will have card reader secure entries
- No security gates are provided

- Parking Structures

Project Galaxy integrates parking through:

- All parking is located inside the building in a mechanized parking system and is not visible to the public

4. Lighting Guidelines

Lighting should not only provide nighttime security, but also encourage nighttime patronage of businesses and restaurants. Lighting should create an atmosphere of festivity and activity - especially where special elements or places are concerned. Utilitarian application of glaring, offensively colored lights is not appropriate for downtown. Each development proposal must consider and respond to selected requirements from the following lighting criteria:

- Exterior Building Lighting

All exterior lighting is integral to the façade composition

- Parking Lot Lighting

Not applicable. All parking is inside the building

- Landscape Lighting

Lighting is used to highlight street trees and second floor podium landscaping

- Sign Lighting

Not applicable. Signage is not part of this application

5. Sign Guidelines

Signs should make it easy to locate and identify businesses as well as providing other information relevant to getting around and doing business in downtown; however, signs should never overwhelm either buildings or landscape. Moreover, signs should provide information in a highly graphic format that is complementary to downtown architecture. Tasteful logos, symbols and graphics are encouraged. A strong pedestrian orientation should be encouraged for all signs. Development proposals must consider and respond to selected requirements from the following sign criteria:

Not applicable. Signage is not part of this application

- Wall Signs
- Hanging or Projecting Signs
- Window Signs
- Awning Signs
- Information and Guide Signs
- Kiosks and Monument Signs
- Temporary Signs

3. OFF STREET PARKING AND LOADING STANDARDS

Off Street Parking

Off street parking required per 19.600. 1 space per dwelling unit (800 sf or less). 1.25 spaces per dwelling unit (over 800 sf)

Complies. 8 units over 800 SF=10 stalls required. 101 units less than 800 SF=101 stalls required. (111 total required).

- 25% reduction for proximity to public transit= 27 stall reduction
- 10% reduction for additional bicycle parking=11 stall reduction
- 30% maximum reduction in the downtown mixed use zone =33 stall reduction max
- 111-33=78 stalls required, 78 stalls provided in mechanical parking
- Loading spaces not required in the DMU zone

4. PUBLIC FACILITY STANDARDS

19.702 Applicability

19.702.1 General

Chapter 19.700 applies to the following types of development in all zones:

- A. Partitions.
- B. Subdivisions.
- C. Replats that increase the number of lots.
- D. New construction. **Applicable**
- E. Modification or expansion of an existing structure or a change or intensification in use that results in any one of the following. See Subsections 19.702.2-3 for specific applicability provisions for single-family residential development and development in downtown zones.
 1. A new dwelling unit. **Applicable**
 2. Any increase in gross floor area. **Applicable**
 3. Any projected increase in vehicle trips, as determined by the Engineering Director. **Applicable**

19.708.1 General Street Requirements and Standards

A. Access Management

All development subject to Chapter 19.700 shall comply with access management standards contained in Chapter 12.16. **Complies**

B. Clear Vision

All development subject to Chapter 19.700 shall comply with clear vision standards contained in Chapter 12.24. **Complies**

C. Development in Downtown Zones

Street design standards and right-of-way dedication for the downtown zones are subject to the requirements of the Milwaukie Public Works Standards, which implement the streetscape design of the Milwaukie Downtown and Riverfront Plan: Public Area Requirements (PAR). Unless specifically stated otherwise, the standards in Section 19.708 do not apply to development located in the downtown zones or on street sections shown in the PAR per Subsection 19.304.6. **Complies**

TYPE III VARIANCES REQUESTED

Variance from the MMC 19.304.5.B.2.d requirement for a 6-foot step back for a street-facing portion of the building

MMC 19.304.5.B.2.d requires that buildings shall provide a step back of at least 6' for any street facing portion of the building above the base maximum height (45'). We propose a 5 story building 57' in height. MMC 19.304.5.B.2.d would require a 6' setback above 45' at level 5, the top floor of the project, along SE Main, SE Washington, and SE 21st Ave.

1. Discretionary Relief Criteria

- a. The applicant's alternatives analysis provides, at a minimum, an analysis of the impacts and benefits of the variance proposal as compared to the baseline code requirements.

The building exterior is be designed to promote permanence and quality as well as the Milwaukie Downtown Design Guidelines. The facades have a tripartite façade division of base, middle, and top with an overhanging cornice. The 5th floor is differentiated to reduce its overall perceived height to be compatible with the Milwaukie downtown scale. Level 5 has a continuous cornice at the roof line and is materially differentiated from the body of the building by being clad in cedar siding. A metal trim band also defines this level at the 5th floor line.

If the 5th floor was set back 6' on 3 sides, the project would lose 2,500 SF of residential leasable area on level 5 and at least 8 residential units. There would also be a significant increase in structural and exterior skin costs to set back the top floor (transfer beams must be added, plumbing runs would not stack in the units, HVAC ducts would not stack, and the roofs at the setback areas would require significant waterproofing in wood frame construction).

- b. The proposed variance is determined by the Planning Commission to be both reasonable and appropriate, and it meets one or more of the following criteria:

- (1) The proposed variance avoids or minimizes impacts to surrounding properties.

The 5th floor is differentiated to reduce its overall perceived height to be compatible with the Milwaukie downtown scale, and is treated similar to the setback architecturally to create the desired architectural scale desired by the zoning code

- (2) The proposed variance has desirable public benefits.

The variance allows more housing units to be built in the downtown zone and mitigates a loss of residential capacity if the variance was not requested

(3) The proposed variance responds to the existing built or natural environment in a creative and sensitive manner.

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c. Impacts from the proposed variance will be mitigated to the extent practicable.

The 5th floor is differentiated to reduce its overall perceived height to be compatible with the Milwaukie downtown scale, and is treated similar to the setback architecturally to create the desired architectural scale desired by the zoning code

Variance from the access spacing standards in MMC 12.16.040.C.4.c.

MMC 12.16.040.C.4.c.requires:

Distance from Intersection

To protect the safety and capacity of street intersections, the following minimum distance from the nearest intersecting street face of curb to the nearest edge of driveway apron shall be maintained. Where intersecting streets do not have curb, the distance shall be measured from the nearest intersecting street edge of pavement.

c. At least three hundred (300) feet for collectors, or beyond the end of queue of traffic during peak hour conditions, whichever is greater.

1. Discretionary Relief Criteria

a. The applicant's alternatives analysis provides, at a minimum, an analysis of the impacts and benefits of the variance proposal as compared to the baseline code requirements.

SE Washington street frontage (total block length) is 210' long. We are required to have a single curb cut on SE Washington to access our parking garage as vehicular access is prohibited on SE Main and SE 21st Ave. We have located the curb cut mid-block to stay as far away from either corner as possible.

b. The proposed variance is determined by the Planning Commission to be both reasonable and appropriate, and it meets one or more of the following criteria:

(1) The proposed variance avoids or minimizes impacts to surrounding properties.

SE Washington street frontage (total block length) is 210' long. We are required to have a single curb cut on SE Washington to access our parking garage as vehicular access is prohibited on SE Main and SE 21st Ave. We have located the curb cut mid-block to stay as far away

from either corner as possible. We have submitted a traffic study to the City of Milwaukie that shows minimal impact to the street system from the parking garage

(2) The proposed variance has desirable public benefits. The variance allows the housing project to be built, creating new residential units in the downtown zone

(3) The proposed variance responds to the existing built or natural environment in a creative and sensitive manner.
See criteria 1 response

c. Impacts from the proposed variance will be mitigated to the extent practicable.

We have located the curb cut mid-block to stay as far away from either corner as possible. We have submitted a traffic study to the City of Milwaukie that shows minimal impact to the street system from the parking garage

From Kurt Schultz, SERA

cc

EAST ELEVATION - WINDOW AREA CALCULATIONS:
 LEVELS 2-5 WALL AREA - 6,612 SF (100%)
 WINDOW AREA - 2,104 SF (32%)

GROUND FLOOR WALL AREA - 2,209 SF (100%)
 STOREFRONT AREA - 1,373 SF (62%)

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WEST ELEVATION - WINDOW AREA CALCULATIONS:
 LEVELS 2-5 WALL AREA - 3,138 SF (100%)
 WINDOW AREA - 1,201 SF (38%)

GROUND FLOOR WALL AREA - 1,225 SF (100%)
 STOREFRONT AREA - 875 SF (71%)



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NORTH ELEVATION - WINDOW AREA CALCULATIONS:

LEVELS 2-5 WALL AREA - 9,439 SF (100%)
WINDOW AREA - 3,325 SF (35%)

GROUND FLOOR WALL AREA - 3,064 SF (100%)
STOREFRONT AREA - 1,199 SF (39%)

