



DR-2017-001; VR-2017-007

**Downtown Design Review; Variance
2036 SE Washington St**

Planning Commission

Vera Kolas, Associate Planner

August 22, 2017

Location



Proposal



- 5-story mixed-use building
- 7,190-sf commercial; 110 res units



Proposal



Proposal

Downtown site and building design standards (MMC 19.508):

- The proposed design meets all the site and building design standards except:
 - 508.4.A.2.b(2) – horizontal building facade
 - ~~508.4.E.3 – ground floor wall openings~~ **REVISED;
COMPLIES**
 - 508.4.E.4.c – upper floor window orientation



Review Process – DLC

- Voted 3-0 to recommend approval of the 6-ft step variance as follows:
 - Require a min. 4-ft step back on the 5th floor on the 21st Ave and Washington St facades



Review Process – DLC

- Voted 3-0 to recommend approval of the Design Review application with the following comments:
 - Consider alternative to cedar paneling
 - Recommend additional mural size on south elevation
 - Recommend additional canopies and transparency on Washington St façade and street trees
 - Requested information regarding overall % of materials used, signage locations, and Green Globes certification



Key Questions - #1

- Does the proposed design sufficiently address the Downtown Design Guidelines?
 - Applicant elected Type III review
 - Must satisfy the purpose statement of the applicable standard and the applicable design guideline



Purpose Statements

- Building Façade Details
 - “To provide cohesive and visually interesting buildings, particularly on the ground floor.”
- Windows and Doors
 - • “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.”



Design Guidelines

- Applicable guidelines
 - Milwaukie Character Guidelines
 - Pedestrian Emphasis Guidelines
 - Architectural Guidelines
 - Lighting Guidelines



Design Guidelines

- Milwaukie Character Guidelines
 - Active retail storefront on all 3 of its frontages
 - Views to the river are emphasized in the design
 - Integrates art into the design
 - Ground-floor brick; natural stained cedar
 - Prominent corners

Reinforce Milwaukie's sense of place – what makes it special.



Design Guidelines

- Pedestrian Emphasis Guidelines
 - Active retail storefronts; glass overhead doors for shops
 - Significant corner entrances
 - New sidewalks on Main St and Washington St
 - Fixed canopies over all entrances
 - Murals

The pedestrian is the priority.





Design Guidelines

- Architectural Guidelines
 - Corner entrances
 - Storefronts with full glass doors
 - Built-in canopies
 - 3 distinct building materials
 - Continuous deep cornice
 - 2nd floor podium terrace

Promote quality development while reinforcing the “individuality and spirit” of Milwaukie.



Design Guidelines

- Lighting Guidelines
 - Proposal includes exterior building lighting integral to the façade, particularly on the ground floor. Landscape lighting is proposed to highlight street trees and the second-floor podium landscaping.

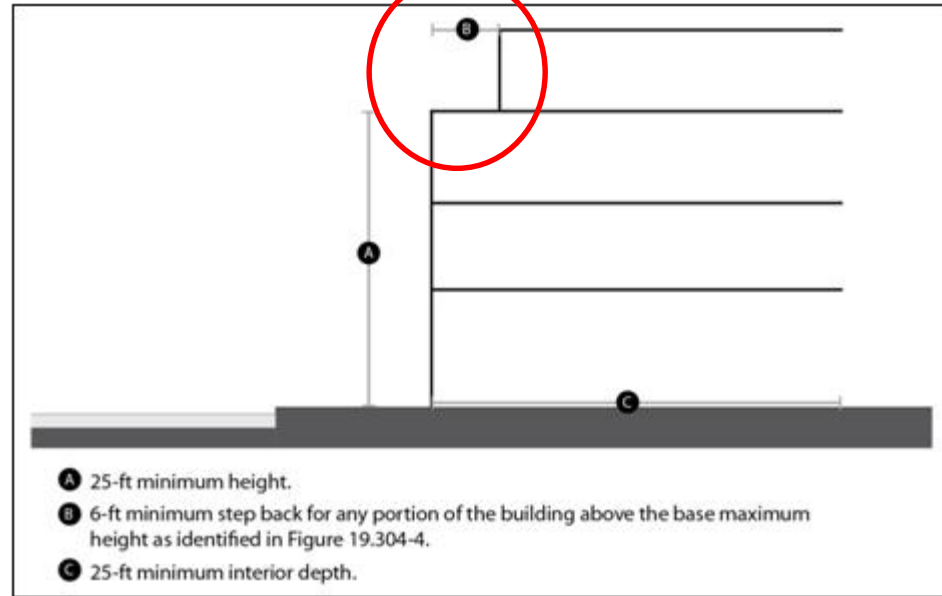
Lighting that contributes to an active and vital downtown.



Key Questions - #2

- Is the requested variance to the 6-ft step back requirement reasonable?

Figure 19.304.5.B.2
Building Height Standards

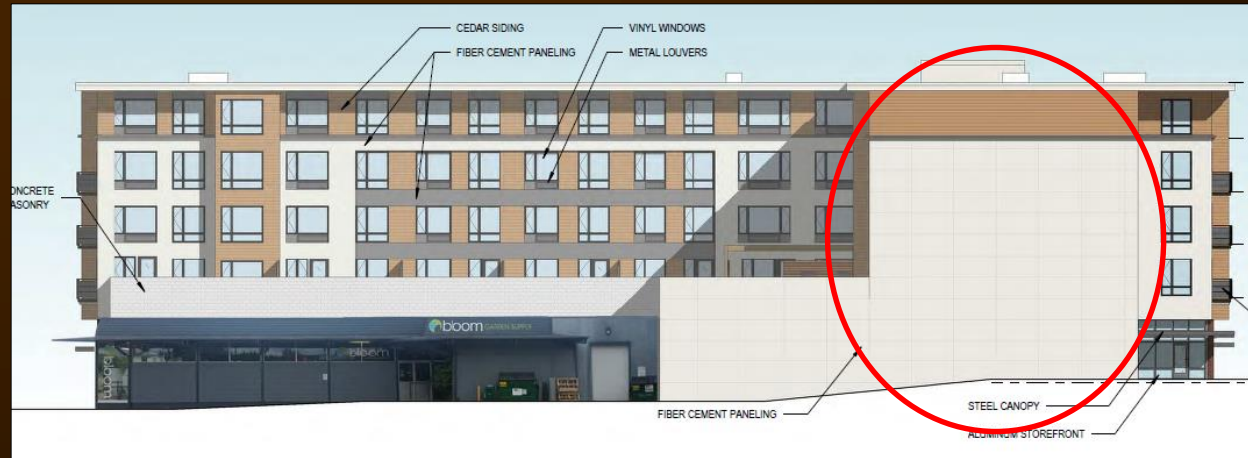


Key Questions - #2



Key Questions - #3

- Should the proposed design address the blank wall facing Adams Street Connector? If so, how?



Key Questions - #3 - Mural



Key Questions - #4

- Should the proposed design address the future development of 11138 SE Main St? If so, how?



Comments Received

- Matt Amos, Clackamas Fire District #1
- Ray Bryan, Chair, Historic Milwaukie NDA
- Seth Brumley, ODOT Region 1
- Doug Naef, owner of 2025-2045 SE Washington St
- Neil Hankerson, Exec. VP, Dark Horse Comics
- William Place, Owner, 11049 SE 21st Ave
- Megan Gibb, Metro TOD Program



Comments Received

- Kelli Keehner, K.Marie, DMBA
- Patrick Jones, 12 500 Window Coverings
- Nathaniel Taylor, 2836 SE Washington St
- Scott Churchill, 2708 SE Monroe St



Decision-Making Options

- Approve the application subject to the recommended Findings and Conditions of Approval.
- Approve the application with modified Findings and Conditions of Approval. Such modifications need to be read into the record.
- Deny the application upon finding that it does not meet approval criteria.
- Continue the hearing



Staff Recommendation

1. Approve the Downtown Design Review and variance applications for the proposed 5-story mixed-use building.
2. Adopt the recommended Findings and Conditions of Approval.



Questions?

