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AUGUST 18, 2017.

From: [Kurt Schultz](#)
To: [Kolias, Vera](#)
Subject: RE: DLC list of design recommendations to PC
Date: Friday, August 18, 2017 8:37:57 AM
Attachments: [Revisions 8-18-17 for planning commission.pdf](#)

Hi Vera,

Attached are updates we have made to the drawings to address the recommendations below. See my comments in red

Call me if you have any questions

Thanks!

Kurt Schultz
d: 503.445.7312
seradesign.com

From: Kolias, Vera [mailto:KoliasV@milwaukieoregon.gov]
Sent: Tuesday, August 08, 2017 12:04 PM
To: Kurt Schultz <kurts@seradesign.com>; thomas.brenneke@gres.com
Cc: Flores, Alma <FloresA@milwaukieoregon.gov>; Aman, Leila <AmanL@milwaukieoregon.gov>
Subject: DLC list of design recommendations to PC

Tom and Kurt,

Here is the final list of the DLC design recommendations to the Planning Commission. I have added my comments/notes in *italics* after each where applicable.

DR-2017-001 (New mixed-use development at 2036 SE Washington St)

Recommendation on Design Review in general (3-0 vote) = Approval as presented, with the following suggestions or notes:

- Consider an alternative material for the proposed cedar siding (something with a wood look), due to concerns about maintenance issues and durability.

The cedar siding currently meets the downtown material standards of 15.508 and a synthetic material that substituted for cedar would not. Guardian is committed to maintaining the cedar. We are also considering turning the cedar siding vertically to help it weather better

- South elevation
 - Provide a continuation of siding materials at the ground level, using a more permanent material at the base such as brick.

- Increase the area of art.

- *If you have a revised elevation that illustrates the general size and location of this and the Washington St mural, please provide them in advance of the public hearing.*

We now show graphically options for the southern mural at the party wall that cover up most of the wall.

- Washington Street elevation

- Provide continuing canopies (for greater protection of the pedestrian from the elements). **We have large canopies over the north and south sides of this elevation. In our experience it is not a good practice to have canopies over walls that don't have glazed active uses behind them or entrances. They then become a security hazard.**

Increase the amount of transparency along the ground level, considering the garage door, the art area(s), and other options potentially using translucent features proportional to the retail storefront. **On the north elevation we now show graphically the art locations integrated into the building ground floor pattern. We also increased the amount of glazing in the north elevation so our ground floor glazing percentage is now 41%, over the 40% threshold**

- Investigate options for adding more street trees on the Washington Street frontage and more ground-level vegetation in general. **We have added one more street tree on Washington street**

- The applicant should provide a list of material calculations (showing percentages of primary, secondary, and tertiary materials).**Sent to you last week** **Staff note: also attached.**
 - *Please provide this in advance of the public hearing.*

- The applicant should provide a preliminary checklist of the proposed Green Globes certification, to help evaluate the overall sustainability aspects of the proposed development with respect to the bonus height requirement. **Draft checklist to be sent to you later today or Monday**

- *Please provide this in advance of the public hearing.*

- Show preliminary locations for retail signage as well as for signage for the larger building. **Now indicated on elevations**

- *Please provide this in advance of the public hearing.*

- Coordinate with the City to get material changes in the Furnishings Zone. **No changes to materials in the sidewalks per engineering director**
 - *I spoke with the Engineering Director about this. He said that we would need to come up with a new public works standard as it is different from the PAR (whose purpose, by the way, is to establish a different frontage standard for Downtown). Also, he would not approve this on a portion of the frontage. It would need to be done on no less than 1 full block face.*

Recommendation on **Variance Request** for 6-ft step back requirement on 4th & 5th floors (3-0 vote)
= Approval as presented, with the following suggestions or notes:

- The Planning Commission should review the 5th floor and require a minimum 4-ft step back or consider other alternatives or options to reduce massing, specifically on the Washington Street and 21st Avenue elevations. (Note: The Committee was fine with the variance request for the 4th floor and for the 5th floor on the Main Street elevation.) **We have added a building section that shows the complicated construction to build the setback. Due to the thickened building structure at the level 5 floor line, we would have to raise the building 2'-2" in height to maintain the same the ceiling height on level 4. This would increase our building height from 57'-6 tall to 59'-8". The construction cost for this revision would be an increase of \$530,000 per R&H Construction. Coupled with the loss of units and rentable area, this change impacts the project by over \$1,000,000 which is not feasible to the viability of the project.**
 - *Detailed information regarding the feasibility of the step back should be provided, or any additional alternatives to the design to mitigate/respond to the purpose of the standard.*

This list will be included in the staff report to the Planning Commission, with staff comments as appropriate. In providing information in advance of the public hearing, to the extent possible, please provide a response to these comments.

Let me know if you have any questions.

Vera

VERA KOLIAS, AICP

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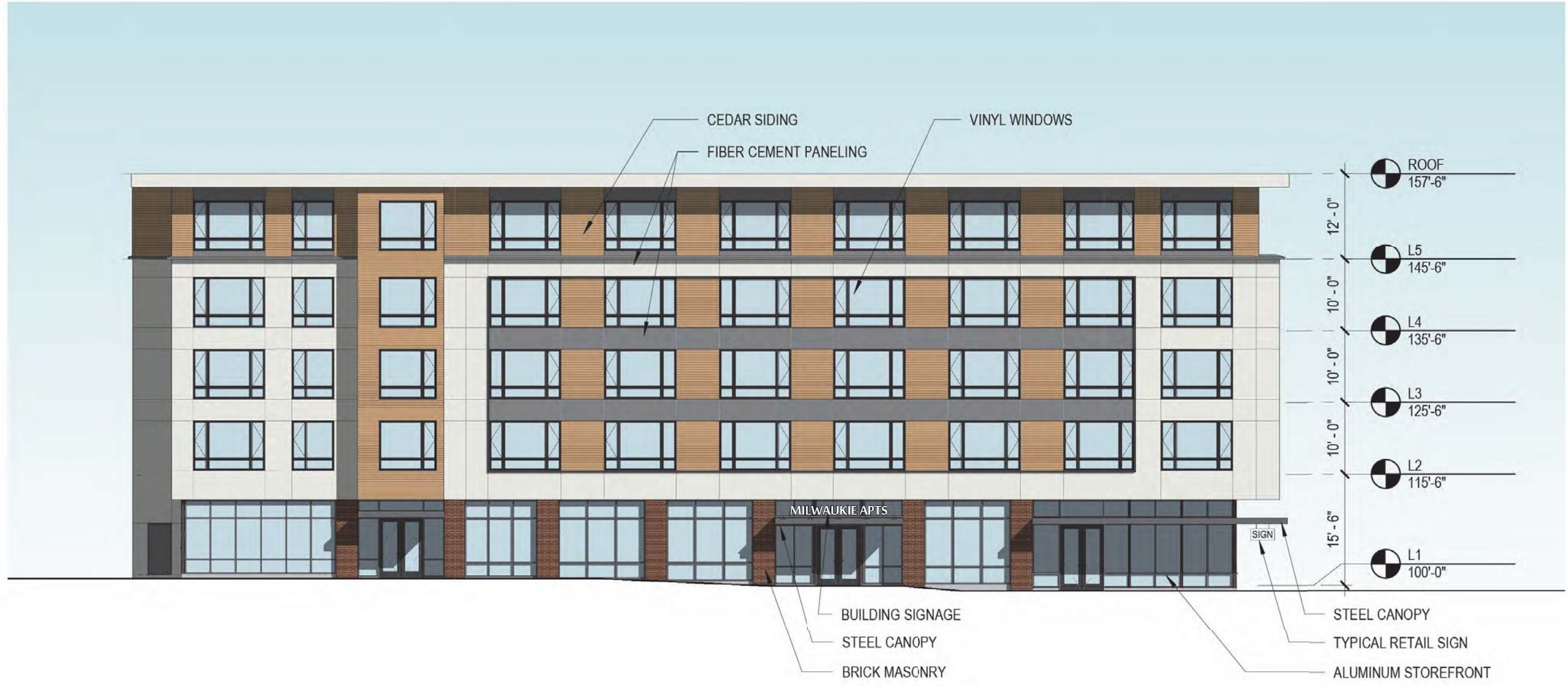


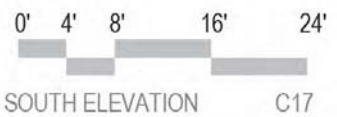
NORTH ELEVATION - WINDOW AREA CALCULATIONS:

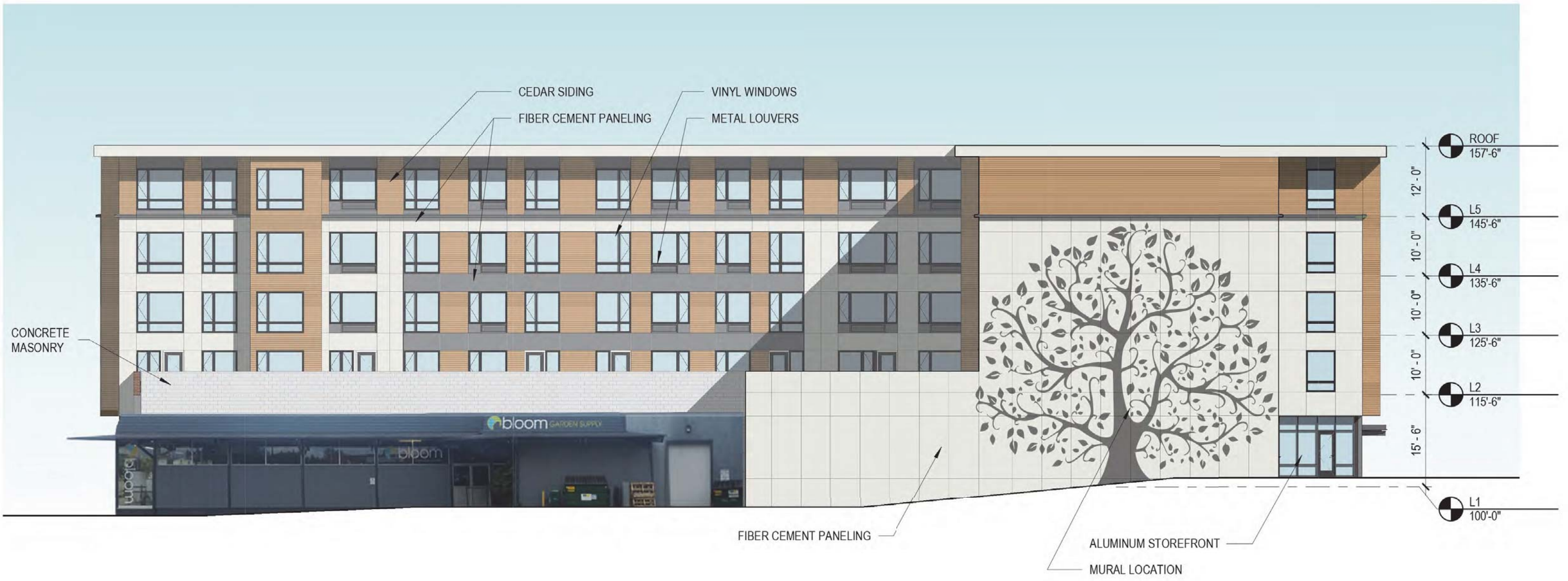
LEVELS 2-5 WALL AREA - 9,439 SF (100%)
 WINDOW AREA - 3,325 SF (35%)

GROUND FLOOR WALL AREA - 3,064 SF (100%)
 STOREFRONT AREA - 1,262 SF (41%)

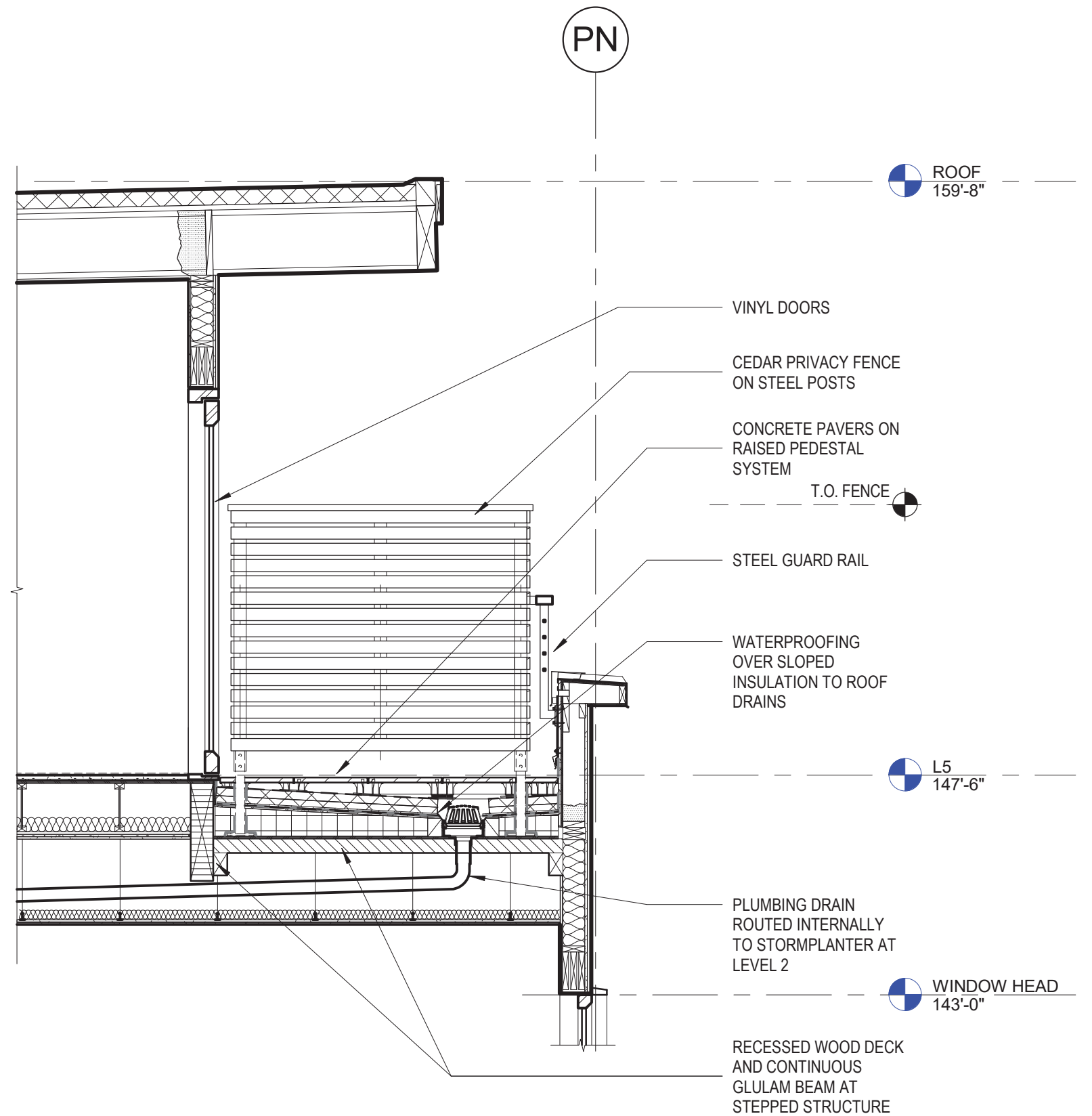
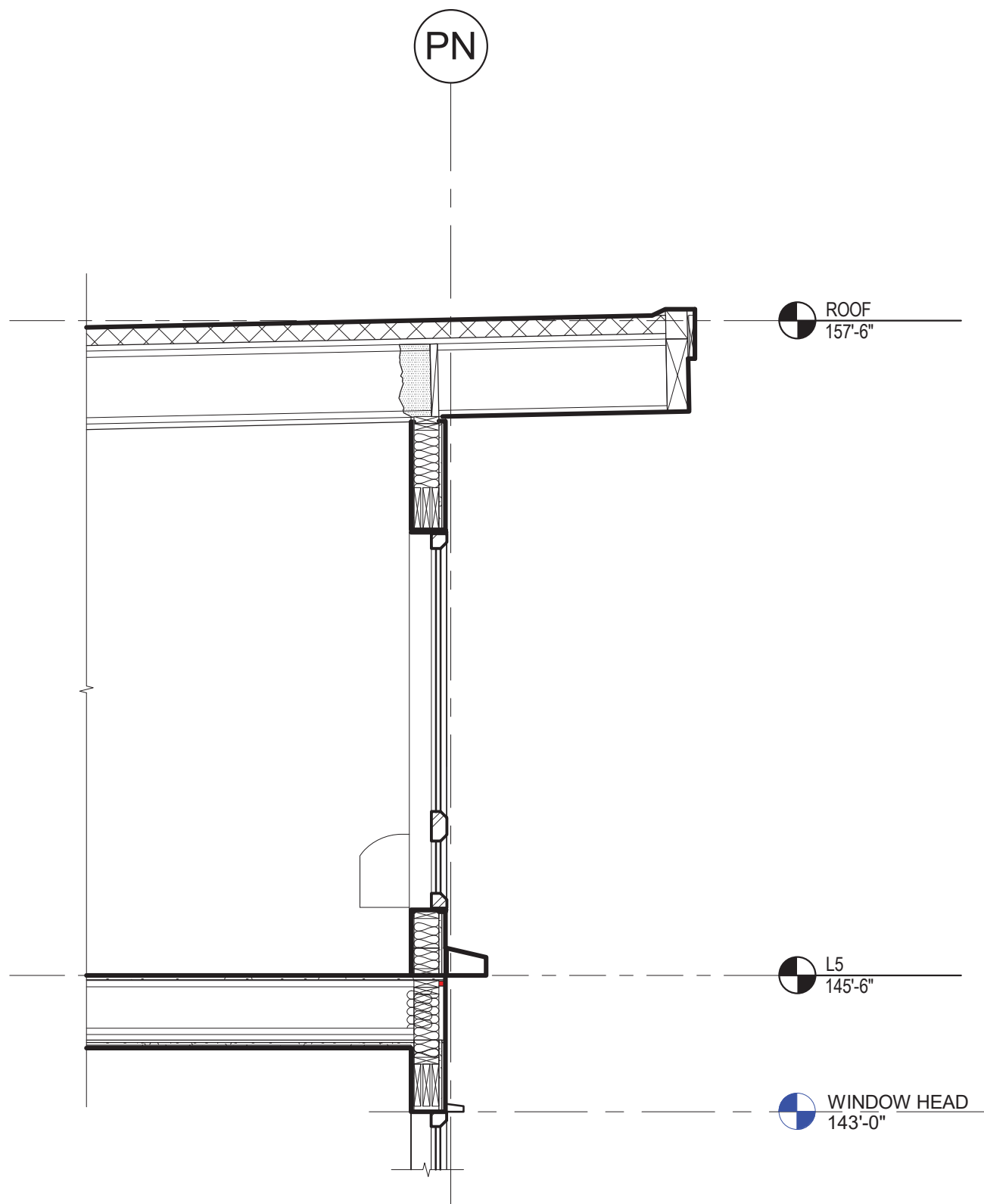






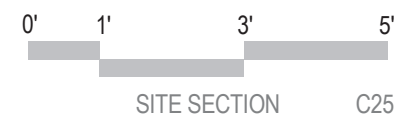






1 WALL SECTION - NO SETBACK
3/8" = 1'-0"

2 WALL SECTION - 4 FT SETBACK
3/8" = 1'-0"



From: [Kurt Schultz](#)
To: [Kolias, Vera](#)
Subject: FW: Milwaukie - Facade Material %
Date: Wednesday, August 09, 2017 4:22:09 PM

Vera,

Here are the calculations. The secondary material is never more than 35% of any street facing building facade

EAST ELEVATION

| | | |
|------------------------------------|-------|-------|
| AREA – BRICK (primary) | 296 | 3.5% |
| AREA – GLASS (primary) | 4,082 | 47.6% |
| AREA – CEMENT PANEL (secondary) | 2,621 | 30.6% |
| AREA – CEDAR (primary) | 1,578 | 18.4% |
| TOTAL | 8,577 | |

NORTH ELEVATION

| | | |
|------------------------------------|--------|-------|
| AREA – BRICK (primary) | 1,555 | 12.3% |
| AREA – GLASS (primary) | 5,015 | 39.8% |
| AREA - CEMENT PANEL (secondary) | 3,647 | 28.9% |
| AREA – CEDAR (primary) | 2,391 | 19.0% |
| TOTAL | 12,608 | |

WEST ELEVATION

| | | |
|------------------------------------|-------|-------|
| AREA – BRICK (primary) | 547 | 11.8% |
| AREA – GLASS (primary) | 2,083 | 44.8% |
| AREA – CEMENT PANEL (secondary) | 890 | 19.2% |
| AREA – CEDAR (primary) | 1,126 | 24.2% |
| TOTAL | 4,646 | |

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