



PLANNING DEPARTMENT
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Application for Land Use Action

Master File #: MOD-2018-002

Review type*: I II III IV V

CHOOSE APPLICATION TYPE(S):

Use separate application forms for:

- Annexation and/or Boundary Change
- Compensation for Reduction in Property Value (Measure 37)
- Daily Display Sign
- Appeal

RESPONSIBLE PARTIES:

APPLICANT (owner or other eligible applicant—see reverse):

Mailing address:

Zip:

Phone(s):

E-mail:

APPLICANT'S REPRESENTATIVE (if different than above):

Mailing address:

Zip:

Phone(s):

E-mail:

SITE INFORMATION:

Address:

Map & Tax Lot(s):

Comprehensive Plan Designation:

Zoning:

Size of property:

PROPOSAL (describe briefly):

SIGNATURE:

ATTEST: I am the property owner or I am eligible to initiate this application per Milwaukie Municipal Code (MMC) Subsection 19.1001.6.A. If required, I have attached written authorization to submit this application. To the best of my knowledge, the information provided within this application package is complete and accurate.

Submitted by:

Dan Wilkins

Date:

IMPORTANT INFORMATION ON REVERSE SIDE

City of Milwaukie Planning Department
6101 SE Johnson Creek Blvd
Milwaukie, OR 97206

September 26, 2018

RE: Milwaukie Ledding Library
Land Use File(s): CSU-2018-002; DR-2018-001; NR-2018-001; P-2018-002

To whom it may concern,

Please find the attached compilation of documents that represent the changes to the proposed design of the Milwaukie Ledding Library. The design team has conducted a series of precise modifications to the previously submitted design to better optimize the value of the project.

These changes are being submitted as a Type II – Minor Modification to the original Type III Approval. Below are our summary responses to the applicable approval criteria: MMC 19.9090.4.A

1. *The proposed modification complies with all applicable development standards and requirements, except as modified by the original approval.*

Complies. Refer to the revised submission narratives, drawings and commentary to the Planning Department's original 'Findings in Support of Approval'.

2. *The proposed modification will continue to meet all applicable approval criteria upon which the original approval was based.*

Complies. Refer to the revised submission narratives, drawings and commentary to the Planning Department's original 'Findings in Support of Approval'.

3. *The proposed modification, as either proposed or conditioned, will not negatively impact nearby uses, protected natural features, or public facilities any more than what was identified in the original approval.*

Complies. The revised proposal is largely a footprint reduction, reducing disturbance to the Natural Resource Areas and root protection zones while maintaining the original design concepts and approval criteria metrics.

4. *The proposed modification does not alter or contravene any conditions of approval from the original approval.*

Complies. The revised proposal is largely a footprint reduction, reducing disturbance to the Natural Resource Areas and root protection zones while maintaining the original design concepts and approval criteria metrics.

To summarize the design changes, the primary modification has been a building footprint reduction to the southeast corner and north end of the building. Other minor footprint adjustments have been made to other footprint edges to maintain original design concepts and to accommodate interior space reconfigurations.

The Roof high and low points have remained the same from the previous submission.

The room on the SW corner, an important civic space, facing downtown, is being proposed as a multi-purpose room. By utilizing operable partitions/doors the space can be used as a connected casual public reading space, similar to the previous design, as well as a separated conference room space. With either use, the intent is that it be an active space and symbol of both the library and community.

Facade glazing percentages on all facades have either remained the same or increased.

The stormwater planters have been adjusted in different ways to capture water from a shifted downspout location at the east facade planter, have been relocated to reduce disturbance to root protection zones at the south planter.

Minor parking lot layout changes have been made to accommodate 9'-0" widths for all parking stalls.

The driveway apron at Harrison has been adjusted per the direction of Chuck Eaton.

Please let us know if we can answer any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tyler Nishitani', with a long horizontal flourish extending to the right.

Tyler Nishitani, AIA, Associate

Hacker

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LEDDING LIBRARY



VIEW FROM 21ST & HARRISON

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PROJECT TEAM

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EX. 1 **NATURAL RESOURCE REVIEW (TYPE III)**

January 16, 2018

Project Statement – Milwaukee Ledding Library - Type III Land Use Review Submittal

List of land use reviews requested

- Downtown Design Review (Type III)
 - Parking Modification (Type II) - Page 2
- Major Modification of a Community Service Use (Type III) - Page 2
- Natural Resources (Type III) - Exhibit 1
- Comprehensive Plan text amendment - Scott Park (Type V) Adjustment – Not included. Initiated by City.

Project Description

The Milwaukee Ledding Library proposal is a complete structural improvement resulting in a new, approximate 18,000 square foot one-story library on the existing library site. Site improvements include a reconfigured parking lot, stormwater planters, and other landscape elements. The site is not ideal for on-site stormwater infiltration. Stormwater will be treated for quality on site and ~~one planter will discharge into the creek and the other~~ planters will flow to the municipal storm system on site. Post-development runoff does not exceed the pre-development. The electrical transformer will be located underground in a vault as pre-approved by the utility. See Pre-Application Conference notes for street frontage requirements.

Site Opportunities

The site occupies a unique position in the downtown area between a natural area, a city park and City Hall. The proposed design has a civic presence and at the same time takes advantage of the natural park setting.

The civic design elements include:

- a gateway colonnade and direct path to the main library entry and continuing on to Scott Park.
- the building meets the SW urban street corner with large windows providing views out from the library to City Hall while also creating views into and through the library to the wooded area beyond.

The park setting design elements include:

- Parking lot has been reconfigured to occupy the western edge of the site. The building and landscaped areas have also be consolidate to the west, against the narrowed parking lot, minimizing disturbance to natural resource areas on the East edge of the site.
- The park setting inspired the selection of wood siding material and finish.
- The window openings of the proposed façade highlight natural features while being responsive to sun path to prevent unwanted heat gain and glare.
- Sensitivity to the natural setting with no HVAC equipment on the roof or visible on site preserving tree canopy views with a minimum roof height.
- Exterior HVAC units are located within a roof pit to effectively mitigate noise pollution while not detracting from the roof aesthetics.

MODIFICATION

MMC 19.605.2

Modification to exceed the maximum number of parking spaces.

Requirement: Table 19.605.1 requires for Library, museum, art gallery: 1 space per 1,000 sqft of floor area minimum and 1.2 spaces per 1,000 sqft maximum. For this project that is **18** parking spaces minimum and **21.6** maximum. Parks have no specified minimum or maximum requirement.

Purpose: To ensure that development provides adequate, but not excessive, vehicle parking based on their estimated parking demand. All modifications and determinations must demonstrate that the proposed parking quantities are reasonable.

Proposal: The applicant proposes Per 19.605.C.1 to exceed the maximum of **21.6** spaces by **6.4** spaces for a total of 28 (including 2 ADA spaces and 2 carpool spaces per 19.610). The applicant proposes that the **6.4** additional spaces are required due to special circumstances of this site (19.605.2.C.3.c) to accommodate visitors to Scott Park without impacting the 24 spaces allowed to meet typical library parking demand. (19.605.2.C.3.a). The existing lot that currently serves Scott Park and the Ledding Library contains 38 spaces. The events at the amphitheater create a seasonal parking demand that further support exceeding the maximum number of spaces by a modest amount.

DEVELOPMENT STANDARDS

Table 19.304.4 Downtown Zones—Summary of Development Standards

A. Lot Standards

- 1. Minimum lot size (sq ft) 750 **Complies**
- 2. Minimum street frontage (ft) 15 **Complies**

B. Development Standards

- 1. Floor area ratio 1:1 . Building area **18,000** sqft Site Area: **Complies per Habitat Conservation Area and Water Quality Resource reduction of site area.**
- 2. Building height Minimum 25 **Complies. Building is 27'-9"** measured from the top of sidewalk at Harrison St.
- 4.a Street setbacks/build-to lines: 0' MIN, 10'-20' MAX. **Complies. Setback at SE corner = 8'-4" and SW Corner= 18'-1"**
- 4c. Side and rear setbacks **not applicable**
- 5. 19.508 Frontage occupancy requirements. The park creates an unusual site shape. Proposed building frontage on Harrison is similar to existing library. **The root protection zone of the large Oak Tree limits the proposed building's frontage. See site plan.**
- 6. Primary Entrances. **Complies.**
- 7. Off Street Parking. **See Proposed Parking Modification Loading space not required per Pre App Conference Notes.**

Major Modification of a Community Service Use (Type III)

19.904.4 Approval Criteria

An application for a community service use may be allowed if the following criteria are met:

- A. The building setback, height limitation, and off-street parking and similar requirements governing the size and location of development in the underlying zone are met. Where a specific standard is not proposed in the CSU, the standards of the underlying zone are met; See the above revised responses to “Table 19.304.4 Downtown Zones—Summary of Development Standards”
- B. Specific standards for the proposed uses as found in Subsections 19.904.7-11 are met; See the below responses to “19.904.9 Specific Standards for Institutions...”
- C. The hours and levels of operation of the proposed use are reasonably compatible with surrounding uses; Complies. Proposed operational hours are to remain the same as the existing facility.
- D. The public benefits of the proposed use are greater than the negative impacts, if any, on the neighborhood; Complies. The proposed project is an update and complete improvement of an existing library facility that better addresses the needs of staff and community.
- E. The location is appropriate for the type of use proposed. Complies. The location is very appropriate, on the edge of downtown, immediately adjacent to business areas, residential areas, city hall and a school.

19.904.6 Application Requirements

An application for approval of a community service use shall include the following:

- A. Name, address and telephone number of applicant and/or property owner; on Application
- B. Map number and/or subdivision block and lot; on Application
- C. Narrative concerning the proposed request; on Application
- D. Copy of deed, or other document showing ownership or interest in property. on Application owner, the written authorization from the owner for the application shall be submitted;
- E. Vicinity map and F. Comprehensive plan and zoning designations; page 17
- G. A map showing existing uses, structures, easements, and public utilities and showing pages 17 and 19
- G.1 proposed development, placement of lot lines, etc. and H. Detailed plans for the specific project; pages 21 and 23
- I. Any information required by other applicable provisions of local, state or federal law; see page 3 Pre Application Notes
- K. Additional drawings, surveys or other material necessary to understand the proposed use may be required. All pages.

19.904.9 Specific Standards for Institutions—Public, Private, Religious, and Other Facilities Not Covered by Other Standards

- A. Utilities, streets, or other improvements necessary for the public facility or institutional use shall be provided by the agency constructing the use. Complies. Refer to Civil drawing series.
- B. When located in or adjacent to a residential zone, access should be located on a collector street if practicable. If access is to a local residential street, consideration of a request shall include an analysis of the projected average daily trips to be generated by the proposed use and their distribution pattern, and the impact of the traffic on the capacity of the street system which would serve the use. Uses which are estimated to generate fewer than 20 trips per day are exempted from this subsection. Complies. Site access is from SE Harrison Street, a “Major Road” per the Milwaukie Transportation System Plan.
- C. When located in a residential zone, lot area shall be sufficient to allow required setbacks that are equal to a minimum of $\frac{2}{3}$ the height of the principal structure. As the size of the structure increases, the depth of the setback must also increase to provide adequate buffering. Not applicable, not located in a residential zone.
- D. The height limitation of a zone may be exceeded to a maximum height of 50 ft provided Subsection 19.904.9.C of this subsection is met. Complies. Proposed project does not exceed the zone’s maximum height.
- E. Noise-generating equipment shall be sound-buffered when adjacent to residential areas. Complies. Exterior noise-generating equipment to be isolated within the mechanical courtyard.
- F. Lighting shall be designed to avoid glare on adjacent residential uses and public streets. Complies. Modern exterior light fixtures have been selected to minimize light pollution, especially toward the adjacent residences.
- G. Where possible, hours and levels of operation shall be adjusted to make the use compatible with adjacent uses. Proposed operational hours are to remain the same as the existing facility: Open 7 days a week, Monday-Thursday 10:00am – 9:00pm, Friday-Saturday 10:00am – 6:00pm, Sunday 12:00pm – 6:00pm.
- H. A spire on a religious institution may exceed the maximum height limitation. For purposes of this subsection, “spire” means a small portion of a structure that extends above the rest of the roofline, or a separate structure that is substantially smaller than the main structure and extends above the roofline of the main structure. “Spire” includes but is not limited to ornamental spires, bell towers, other towers, minarets, and other similar structures or projections. The number of spires on a religious institution property is not limited, so long as the spires remain only a small portion of the area of the structures. Not applicable. Proposed project is not a religious institution.
- I. The minimum landscaping required for religious institutions is the lesser of 15% of the total site area and the percentage required by the underlying zone. Not applicable. Proposed project is not a religious institution.
- J. Park-and-ride facilities may be encouraged for institutions along transit routes that do not have days and hours in conflict with weekday uses (e.g., religious institutions or fraternal organizations). Such uses may be encouraged to allow portions of their parking areas to be used for park-and-ride lots. No part of this project is being proposed as a park-and-ride facility. Majority of library use hours conflict with a park-and-ride facility use.

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.

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.

19.508.4 BUILDING DESIGN
STANDARDS

A. Building Façade Details

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

RESPONSE: ELECTIVELY NOT APPLICABLE - PER MILWAUKIE DOWNTOWN DESIGN GUIDELINES PERTAINING TO ARCHITECTURAL CONTRAST:

“CONTRAST IS ESSENTIAL TO CREATING AN INTERESTING URBAN ENVIRONMENT. USED WISELY, CONTRAST CAN PROVIDE FOCUS AND DRAMA, ANNOUNCE A SOCIALLY SIGNIFICANT USE, HELP DEFINE AN AREA AND CLARIFY HOW THE DOWNTOWN IS ORGANIZED. ... CONTRAST EMPLOYED AT A LARGE SCALE SHOULD BE RESERVED EXCLUSIVE FOR CIVIC BUILDINGS”

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.

RESPONSE: NOT APPLICABLE - PROJECT IS ONE STORY

(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.

(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

19.508.4 BUILDING DESIGN
STANDARDS CONTINUED

color must be clearly visible.

(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.

(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.

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.

RESPONSE: BECAUSE OF ITS CIVIC USE, THE PROPOSED DESIGN USES “LARGE SCALE ARCHITECTURAL CONTRAST” TO DIFFERENTIATE ITSELF FROM NEIGHBORING BUILDINGS.

(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

RESPONSE: DOES NOT COMPLY. THE WEST ELEVATION IS BROKEN INTO TWO DISTINCT FACADES AT THE MAIN ENTRY. THE GLASS AT THE ENTRY PROVIDES A FULL BUILDING HEIGHT BREAK. REFER TO BUILDING ELEVATIONS.

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.

RESPONSE: NOT APPLICABLE - PROJECT IS NOT RESIDENTIAL

19.508.4 BUILDING DESIGN STANDARDS CONTINUED

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.

RESPONSE: DOES NOT COMPLY. FOR PROGRAMMATIC DEMANDS, THE BUILDING’S PRIMARY ENTRANCE IS LOCATED MID-BLOCK, NORTH OF THE INTERSECTION OF SE HARRISON AND 21ST. REFER TO THE “CORNER DOORS” WRITTEN RESPONSE WITHIN THE MILWAUKIE DOWNTOWN GUIDELINES RESPONSES BELOW.

- 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.

RESPONSE: COMPLIES. THE UNDULATING ROOF FORM PITCHES UPWARD TOWARD THE SOUTHWEST CORNER OF THE SITE, CREATING A TALLER BUILDING VOLUME AT THE CORNER FACING CITY HALL AND THE REST OF DOWNTOWN.

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

RESPONSE: SOMEWHAT COMPLIANT. THE PROPOSED BUILDING FEATURES BUILDING “CUT,” THAT IS AT A SHALLOWER ANGLE (18.2 DEG.), BUT THE ANGLE STRETCHES ACROSS THE ENTIRE SOUTH FACADE, NOT SIMPLY THE SW CORNER. THIS IS ANOTHER EXAMPLE OF “ARCHITECTURAL CONTRAST.”

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

RESPONSE: COMPLIES. A BROAD EXTERIOR CANOPY, IN CONJUNCTION WITH (2) LARGE PLANTING AREAS WITH INTEGRAL SEATING, FORM A WELCOMING AND MEMORABLE ENTRANCE GATEWAY TO THE LIBRARY SITE. THE CANOPY EXTENDS ALL THE WAY TO THE PRIMARY MID-BLOCK ENTRANCE CREATING A SHELTERED PATH FOR PATRONS.

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.

RESPONSE: COMPLIES. A BROAD CANOPY (1’ DEEP) PROTECTS PATRONS ALONG THE PRIMARY PEDESTRIAN PATH FROM HARRISON TO THE LIBRARY’S MAIN ENTRANCE, WHICH PROTECTS BOTH THE PUBLIC AND STAFF/DELIVERY ENTRANCES.

19.508.4 BUILDING DESIGN STANDARDS CONTINUED

- (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.

RESPONSE: COMPLIES. OF THE COMBINED ~316’ OF FACADE FRONTING SIDEWALK (TO THE SOUTH ALONG SE HARRISON AND TO THE WEST SE 21ST DRIVEWAY), ~185’ IS COVERED BY A BROAD CANOPY, WHICH EQUATES TO 59% OF FRONTAGE SIDEWALKS BEING PROTECTED.

- (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.

RESPONSE: THE PROPOSED DESIGN USES “LARGE SCALE ARCHITECTURAL CONTRAST” TO DIFFERENTIATE ITSELF FROM OTHER DOWNTOWN PEDESTRIAN AREAS. THE PROPOSED PEDESTRIAN AREA ON THE WEST SIDE OF THE BUILDING HAS BEEN DESIGNED TO BE SIGNIFICANTLY LARGER THAN A STANDARD DOWNTOWN SIDEWALK INDICATING ITS CIVIC SCALE, APPROPRIATE FOR THE ENTRANCE TO THE LIBRARY AS WELL AS THE PRIMARY ACCESSWAY TO SCOTT PARK BEYOND. IN AN EFFORT TO REINFORCE THE CIVIC SCALE AND PROTECT PARTONS ARRIVING BY VEHICLE, THE CANOPY HAS BEEN EXTENDED BEYOND THE PRESCRIBED MAXIMUM 6 FT. NO PART OF THE CANOPY EXTENDS INTO THE PUBLIC RIGHT OF WAY.

- (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.

RESPONSE: NOT APPLICABLE, NO PROPOSED DWELLING UNITS.

- 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.

RESPONSE: COMPLIES. REFER TO BUILDING ELEVATION DRAWINGS

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 Milwaukee and the surrounding built and natural environment.

RESPONSE: COMPLIES. EXTERIOR CLADDING OF THE PROPOSED BUILDING IS COMPRISED PRIMARILY OF SEMI-TRANSPARENT STAINED, VERTICALLY-ORIENTED CEDAR SIDING, FIBERGLASS-FRAMED, INSULATED GLAZING UNITS, AND SOME DARK GREY, MATTE-FINISH PAINTED SHEET METAL PANELS AND METAL TRIM. ALTHOUGH WE WILL UTILIZE HIGH-PERFORMANCE AND DURABLE EXTERIOR WALL ASSEMBLIES, BEING ON THE EDGE OF THE DESIGNATED DOWNTOWN AREA, WE’RE PROPOSING THE USE OF WOOD SIDING TO MORE CLOSELY RELATE THE BUILDING TO THE ADJACENT NATURAL AREA TO THE EAST AND ACT AS A TRANSITION FROM A HARDENED DOWNTOWN PALETTE TO A SOFTER, MORE HUMANE RESIDENTIAL PALETTE.

19.508.4 BUILDING DESIGN STANDARDS CONTINUED

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.

RESPONSE: COMPLIES. PROJECT UTILIZES, WOOD SIDING AND GLAZING AS PRIMARY MATERIALS WITH LESS THAN 25% SHEET METAL PANELING, GUTTERS AND TRIM AS A SECONDARY 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.*

RESPONSE: NOT APPLICABLE. PROJECT DOES NOT FRONT MAIN STREET.

- 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.

RESPONSE: THE SOUTH FACADE AFFRONTING HARRISON IS NOT COMPLIANT (35% GLAZING). THE WEST FACADE USES “LARGE SCALE ARCHITECTURAL CONTRAST” TO REINFORCE THE DESIGN CONCEPT OF EMPHASIZING A STRONG CONNECTION TO THE NATURAL AREAS ON THE EAST SIDE OF THE BUILDING. MORE OPENINGS ARE PROVIDED ON THE EAST SIDE TO ALLOW FOR VIEWS OF THE POND AREA FROM THE PUBLIC OPEN LIBRARY AREAS. FEWER OPENINGS ARE PROVIDED ON THE WEST SITE TO LIMIT SOLAR THERMAL GAIN AND TO RELATE TO THE LESS PUBLIC (RESIDENTIAL) NATURE OF THE SPACES ALONG THAT FACADE.

- b. *Along McLoughlin Blvd the required coverage is 30%.*

RESPONSE: NOT APPLICABLE, PROJECT DOES NOT AFFRONT McLOUGHLIN

19.508.4 BUILDING DESIGN STANDARDS CONTINUED

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.*

RESPONSE: NOT APPLICABLE. BUILDING DOES NOT HAVE UPPER LEVELS

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.*

RESPONSE: COMPLIES. REFER TO DETAILS

- b. *All buildings with nonresidential ground-floor windows must have a visible transmittance (VT) of 0.6 or higher.*

RESPONSE: COMPLIES.

- 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.*

RESPONSE: COMPLIES.

- d. *The bottom edge of windows along pedestrian ways shall be constructed no more than 30 in above the abutting walkway surface.*

RESPONSE: COMPLIES IN THE MAJORITY OF LOCATIONS. THE EXCEPTION OCCURS WHEN THE FINISH FLOOR HEIGHT INSIDE THE BUILDING IS SIGNIFICANTLY HIGHER THAN THE ABUTTING WALKWAY SURFACE (40” AT ITS LARGEST DISPARITY). THIS DISPARITY IS A DIRECT RESULTANT OF A DESIGN PRIORITY TO MAXIMIZE UNIVERSAL SITE AND BUILDING ACCESSIBILITY.

- 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.*

RESPONSE: COMPLIES.

- f. *Signs are limited to a maximum coverage of 20% of the required window area.*

RESPONSE: COMPLIES. REFER TO SIGNAGE DRAWINGS / DETAILS.

**19.508.4 BUILDING DESIGN
STANDARDS CONTINUED**

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.*

RESPONSE: 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.*

RESPONSE: THE ROOF DESIGN DESIGN USES “LARGE SCALE ARCHITECTURAL CONTRAST” TO DIFFERENTIATE THE BUILDING FROM ADJACENT BUILDINGS.

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.*

RESPONSE: THE PROPOSED DESIGN USES “LARGE SCALE ARCHITECTURAL CONTRAST” TO DIFFERENTIATE ITSELF FROM ADJACENT BUILDINGS. THE UNDULATING SHED ROOF FORM HAS VARYING SLOPES, THE MAJORITY OF WHICH ARE FLATTER THAN 4:12. NO PARAPET IS USED TO REINFORCE THE SCULPTURAL FORM OF THE BUILDING AND TO MAXIMIZE THE VISIBILITY OF THE ROOF-MOUNTED SOLAR PV PANELS.

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

RESPONSE: NOT APPLICABLE. THE BUILDING DOES NOT UTILIZE A GABLED OR HIP ROOF FORM.

MILWAUKIE DOWNTOWN DESIGN GUIDELINES

MILWAUKIE CHARACTER GUIDELINES

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

1. Reinforce Milwaukee’s Sense of Place: Strengthen the qualities that make Milwaukee a unique place.

RESPONSE: COMPLIES. REFER TO THE *PROJECT DESIGN NARRATIVE* FOR A BROADER EXPLANATION

- ORIENTATION AND CONNECTION TO THE WATER
- RESPECT OF NATURAL RESOURCES
- HIGH ENERGY PERFORMANCE + ON-SITE GENERATION
- REINFORCEMENT OF URBAN EDGES
- HUMBLE HUMAN SCALE
- NATURAL MATERIALITY
- LARGE SPACES DESIGNED SPECIFICALLY FOR CHILDREN AND TEENS

2. Integrate the Environment: Building design should build upon environmental assets.

RESPONSE: COMPLIES. THE BUILDING DESIGN TAKES ADVANTAGE OF ITS LOCATION ON THE BANK OF SPRING CREEK POND, FLANKING THE EAST SIDE OF THE SITE.

- LARGE GLAZING AREAS ON THE EAST AND NORTH FACADES OPEN THE LIBRARY UP TO THE VERDANT NATURAL AREAS SURROUNDING SPRING CREEK POND AND SCOTT PARK.
- EXTERIOR WINDOWS AND INTERIOR RELIGHTS HAVE BEEN ALIGNED TO ALLOW FOR VIEWS ALL THE WAY THROUGH THE BUILDING FROM THE PARKING LOT TO THE TREE CANOPY ON THE EAST
- RAINWATER MANAGEMENT FEATURES PUT THE NATURAL FILTRATION PROCESS ON DISPLAY

3. Promote Linkages to Horticultural Heritage: celebrate Milwaukee’s heritage of beautiful green space.

RESPONSE: COMPLIES. NEW LANDSCAPED AREAS UTILIZE PLANT SELECTIONS THAT HONOR MILWAUKIE’S HORTICULTURE HERITAGE

4. Establish or Strengthen Gateways: Projects should use arches, pylons, arbors, or other transitions to mark special entries and/or borders between public and private spaces.

RESPONSE: COMPLIES. A LARGE, CIVICALLY-SCALED CANOPY, ACTS AS THE PRIMARY GATEWAY TO THE LIBRARY ENTRANCE

- CANOPY CREATES A SENSE OF ARRIVAL AT THE PROMINENT SOUTHWEST CORNER OF THE SITE, SHELTERING PEDESTRIANS TO THE LIBRARY ENTRANCE.
- BECAUSE THERE IS A PEDESTRIAN WAY CONNECTING MAIN STREET TO THE WEST SIDE OF THE LIBRARY SITE (ALIGNED WITH SCOTT ST.), A CROSSWALK AND SIDEWALK, FLANKED BY LANDSCAPED AREAS HAS BEEN PROVIDED, LEADING DIRECTLY TO THE LIBRARY ENTRANCE.

5. Consider View Opportunities: Building designs should maximize views of natural features or public spaces.

RESPONSE: COMPLIES. BEYOND THE PRIMARY CONCEPT TO VISUALLY CONNECT THE LIBRARY’S MAIN PUBLIC SPACES TO THE NATURAL AREA SURROUNDING SPRING CREEK POND, A NUMBER OF OCCUPIABLE SPACES HAVE BEEN CAREFULLY LOCATED ALONG THE PERIMETER OF THE BUILDING TO TAKE ADVANTAGE OF PARTICULAR VIEWS OF THE SURROUNDING LANDSCAPE AND URBANSCAPE.

- ACROSS FROM THE MAIN ENTRY FOYER, THE POINT OF THE CHEVRON, HAS BEEN POSITIONED TO ALIGN WITH AN EXISTING BREAK BETWEEN LARGE OAK TREES, AFFORDING EXCEPTIONAL VIEWS OF THE POND AND IMPROVED DAYLIGHTING
- IN THE SOUTH EAST CORNER OF THE BUILDING, GLAZING AND SEATING ALLOWS FOR VIEWS OF THE ADJACENT, PROMINENT LARGE OAK.
- IN THE SOUTH WEST CORNER, THE LARGE GLAZING AND SEATING AREAS ARE ORIENTED TO CREATE A VIEW TOWARDS CITY HALL AND THE REST OF DOWNTOWN WHILE SIMULTANEOUSLY CREATING AN ACTIVE URBAN EDGE FOR

6. Consider Context: A building should strengthen and enhance the characteristics of its setting, or at least maintain key unifying patterns.

THE LIBRARY SITE
 RESPONSE: COMPLIES. THE IMMEDIATE SITE CONTEXT CONSISTS OF (4) DISTINCT CONDITIONS THAT HAVE IMPACTED THE DESIGN OF THE BUILDING’S MASSING, PROGRAMMING AND FENESTRATION LAYOUT. BECAUSE OF ITS CIVIC USE AND UTILIZATION OF LARGE SCALE ARCHITECTURAL CONTRAST, HOW THE BUILDING RELATES TO THE BUILT CONTEXT, DIFFERS FROM OTHER MORE COMMON BUILDING USES.

- SOUTH: *URBAN* - THE SOUTH SIDE OF THE SITE, FRONTING HARRISON STREET AND JUST A BLOCK OFF OF MAIN STREET, IS THE MOST PROMINENT EDGE OF THE PROPERTY. IN CONTRAST TO THE EXISTING LIBRARY’S SIGNIFICANT SETBACK FROM HARRISON AND BUFFERING LANDSCAPE, THE IMPROVED LIBRARY BOLDLY OCCUPIES THE SOUTH WEST CORNER OF THE SITE AND FEATURES LARGE WINDOWS REVEALING A CAFE-STYLE, READING ROOM. THE GOAL IS TO CREATE A HIGHLY-VISIBLE, INVITING SYMBOL OF THE LIBRARY WITH THIS ACTIVE URBAN SPACE. REFER TO SOUTH RENDERINGS.
- WEST: *MID-RISE RESIDENTIAL, LIVE-WORK, DRIVEWAY, AND PARKING* - OUT OF RESPECT FOR THE PRIVACY FOR THE RESIDENTIAL PROPERTIES AND IN SUPPORT OF THE CONCEPT OF HAVING THE INTERIOR PUBLIC SPACES OPEN UP TO THE NATURAL SITE RESOURCES RATHER THAN THE PARKING LOT, THE WEST FACADE HAS BEEN CRAFTED TO BE MORE OPAQUE, WHICH ALSO HELPS TO LIMIT AFTERNOON HEAT GAIN. TO AVOID CREATING AN INHOSPITABLE PEDESTRIAN ENTRYWAY, BUILDING FENESTRATION HAS BEEN ORCHESTRATED TO PROVIDE SLICES ALL THE WAY THROUGH THE BUILDING, AFFORDING INTRIGUING VIEWS FROM THE WESTERN SIDEWALK THROUGH TO THE TREE CANOPY ON THE EAST. REFER TO THE BUILDING ELEVATIONS AND “VIEWS THROUGH FLOOR PLAN DIAGRAM”.
- NORTH: *SCOTT PARK AND THE AMPHITHEATER* - ALTHOUGH THE AMPHITHEATER AND PARK AREAS ARE OCCASIONALLY WELL-ATTENDED DURING PROGRAMMED EVENTS SUCH AS CONCERTS, THE PARK SUFFERS FROM BEING LARGELY HIDDEN FROM THE EXISTING LIBRARY AND ISOLATED FROM REST OF DOWNTOWN. BY EXTENDING THE IMPROVED LIBRARY NORTHWARD, MUCH CLOSER TO THE AMPHITHEATER, THE GOAL IS TO HAVE MORE EYES ON THE PARK THROUGH MORE REGULAR, PUBLIC ACTIVITY NEAR AND WITHIN THE PARK. THE CHILDREN’S AREA OF THE LIBRARY WAS LOCATED AT THE NORTH END OF THE BUILDING SO THAT CHILDREN’S PROGRAMS CAN CONVENIENTLY SPILL OUTSIDE FOR ACTIVITIES AND EVENTS.
- EAST: *SPRING CREEK POND AND NATURAL AREA* - BECAUSE OF THE QUALITY AND BEAUTY OF THIS NATURAL RESOURCE, THE BUILDING’S FUNDAMENTAL MASSING, HAS LARGELY BEEN INFORMED BY THE DESIRE TO PROTECT, AND CONNECT THE LIBRARY’S PRIMARY PUBLIC SPACE TO THIS ASSET.

7. Promote Architectural Compatibility: Buildings should be “good neighbors.” They should be compatible with surrounding buildings by avoiding disruptive excess. New buildings should not attempt to be the center of attention.

RESPONSE: COMPLIES. BECAUSE OF ITS CIVIC USE AND UTILIZATION OF LARGE SCALE ARCHITECTURAL CONTRAST, MORE TYPICAL COMMERCIAL OR RESIDENTIAL ARCHITECTURAL VOCABULARY, HAS BEEN CONSIDERED TO A LESSER DEGREE. SCALE HOWEVER, AND HOW IT RELATES TO THE VARYING, SURROUNDING SITE CONDITIONS, IS A FOCUS OF THE ARCHITECTURAL DESIGN. THE UNDULATING ROOF FORM, IN COMBINATION WITH DISTRIBUTION OF GLAZED AREAS, ARE THE TWO PRIMARY MOVES THAT CREATE THE SCALE RESPONSES. REFER TO ARCHITECTURAL MASSING DIAGRAMS.

8. Preserve Historic Buildings: Historic building renovation, restoration, or additions should respect the original structure.

RESPONSE: COMPLIES. NOT APPLICABLE. THIS PROJECT DOES NOT INVOLVE THE RENOVATION, RESTORATION, OR ADDITION OF A HISTORIC STRUCTURE.

9. Use Architectural Contrast Wisely:

Contrast is essential to creating an interesting urban environment. Used Wisely, contrast can help to provide focus and drama, announce a socially significant use, help define an area and clarify how the downtown is organized.

Description

... Contrast employed at a large scale should be reserved exclusively for civic buildings. ...

Recommended

- Building contrast created by a unique site
- Civic building contrast on a large scale

RESPONSE: COMPLIES. BECAUSE OF ITS CIVIC USE, THE DESIGN OF THE BUILDING, LANDSCAPE, AND PEDESTRIAN ENVIRONMENT UTILIZE “LARGE SCALE ARCHITECTURAL CONTRAST” TO DIFFERENTIATE THE LIBRARY FROM OTHER MORE COMMON BUILDING USES. THIS CONTRAST HAS BEEN CAREFULLY CRAFTED IN RESPONSE TO SITE CONDITIONS, EXISTING ARCHITECTURAL VOCABULARY, MILWAUKIE HISTORY AND CULTURE. REFER TO THE ‘PROJECT STATEMENT’ FOR A BROADER EXPLANATION OF THE DESIGN’S USE OF CONTRAST.

10. Integrate Art: Public art should be used sparingly. It should not overwhelm outdoor spaces or render building mere backdrops. When used, public art should be integrated into the design of the building or public open space.

RESPONSE: COMPLIES. THE PROJECT BUDGET INCLUDES A BUDGET FOR INTEGRATED ARTWORK. THE ARTIST AND ARTWORK HAVE YET TO BE IDENTIFIED, BUT WILL BE TASTEFULLY SELECTED AND INTEGRATED INTO THIS PROJECT.

PEDESTRIAN EMPHASIS GUIDELINES

In Downtown Milwaukee, 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.

1. Reinforce and Enhance the Pedestrian

System: Barriers to pedestrian movement and visual and other nuisances should be avoided or eliminated, so that the pedestrian is the priority in all development.

RESPONSE: COMPLIES. PEDESTRIAN ACCESS TO BOTH THE LIBRARY AND SCOTT PARK BEYOND IS DIRECT, CLEAR AND INVITING.

- THE EXISTING LIBRARY ENTRANCE IS ELEVATED A FEW FEET ABOVE THE SIDEWALK REQUIRING PATRONS TO CLIMB MULTIPLE STAIR RUNS OR TAKE A CIRCUITOUS RAMP. THE FINISHED FLOOR ELEVATION OF PROPOSED DESIGN IS ESSENTIALLY FLUSH WITH ENTRY WALKWAY.
- THE EXISTING PATH TO SCOTT PARK ZIGZAGS AROUND THE PARKING LOT AND EXISTING BUILDING WHICH COMPLICATES WAYFINDING FOR PEDESTRIANS ENTERING THE SITE FROM HARRISON. THE PROPOSED SITE PLAN STRAIGHTENS THE PEDESTRIAN ACCESSWAY, PRIORITIZING IT BEFORE THE PARKING LOT.

2. Define the pedestrian environment:

Provide human scale to the pedestrian environment, with variety and visual richness that enhance the public realm.

RESPONSE: COMPLIES. MARKED WITH A GRAND, SHELTERING CANOPY WITH ELEGANT SUPPORTING COLONNADE AND A SERIES OF LANDSCAPED AREAS FEATURING NATIVE AND SYMBOLIC PLANT SPECIES, THE PEDESTRIAN PATH IS THE PRIMARY CIRCULATION FOCUS.

REGARDING THE WEST BUILDING ELEVATION AND ITS IMPACT TO THE PEDESTRIAN ENVIRONMENT, [FROM THE ‘CONSIDER CONTEXT’ RESPONSE ABOVE] OUT OF RESPECT FOR THE PRIVACY FOR THE RESIDENTIAL PROPERTIES AND IN SUPPORT OF THE CONCEPT OF HAVING THE INTERIOR PUBLIC SPACES OPEN UP TO THE NATURAL SITE RESOURCES RATHER THAN THE PARKING LOT, THE WEST FACADE HAS BEEN CRAFTED TO BE MORE OPAQUE, WHICH ALSO HELPS TO LIMIT AFTERNOON HEAT GAIN. TO AVOID CREATING AN INHOSPITABLE PEDESTRIAN ENTRYWAY, BUILDING FENESTRATION HAS BEEN ORCHESTRATED TO PROVIDE FENESTRATED SLICES ALL THE WAY THROUGH THE BUILDING, AFFORDING INTRIGUING VIEWS FROM THE WESTERN SIDEWALK THROUGH TO THE TREE CANOPY ON THE EAST. REFER TO THE BUILDING ELEVATIONS AND “VIEWS THROUGH

3. Protect the Pedestrian from the Elements: Protect pedestrians from wind sun and rain.

FLOOR PLAN DIAGRAM”.

RESPONSE: COMPLIES. A GRAND, SHELTERING CANOPY EXTENDS FROM THE BUILDING TO CONTINUOUSLY PROTECT PEDESTRIANS ALL THE WAY FROM HARRISON TO THE MAIN ENTRY. REFER TO SITE ENTRY RENDERINGS

4. Provide Places for Stopping and Viewing: Provide safe, comfortable places where people can stop to sit and rest, meet and visit with each other and otherwise enjoy the downtown surroundings.

RESPONSE: COMPLIES. A PAIR OF BENCHES NEAR THE MAIN ENTRANCE GIVE PEDESTRIANS AN OPPORTUNITY TO SIT AND REST, WAIT FOR THE LIBRARY TO OPEN OR WAIT FOR A RIDE.

5. Create Successful Outdoor Spaces: Spaces should be designed for a variety of activities during all hours and seasons.

RESPONSE: COMPLIES. OUTDOOR SPACES, AND PATHWAYS HAVE BEEN SCALED TO REFLECT A PROMINENT CIVIC USE AND HAVE BEEN DESIGNED TO SUPPORT A RANGE OF ACTIVITIES AND GROUP SIZES.

- LARGER ACCESSWAYS CAN SUPPORT MORE ACTIVITIES, AND AMENITIES THAN A TYPICAL SIDEWALK SECTION
- OCCUPIABLE LANDSCAPE AREAS, PARTICULARLY THE CHILDREN’S GARDEN WITHIN PHASE II OF THE LANDSCAPE INSTALLATION, ARE DESIGNED TO SUPPORT A VARIETY OF ACTIVITIES AND GROUP SIZES.

6. Integrate Barrier-free Design: Accommodate handicap access in a manner that is integral to the building and public right-of-way and not designed merely to meet minimum building code standards

RESPONSE: COMPLIES. ONE OF THE PRIMARY FACTORS IN SELECTING A SINGLE STORY LIBRARY WAS TO PROVIDE UNIVERSAL ACCESS FOR PATRONS. THE DESIGN, UNLIKE THE EXISTING LIBRARY PROVIDES, DIRECT, BARRIER-FREE SITE ACCESS, INCLUDING THE ENTIRETY OF THE LIBRARY INTERIOR.

ARCHITECTURAL GUIDELINES

The Architecture Guidelines promote quality development while reinforcing the individuality and spirit of Milwaukee. The guidelines promote architectural types indigenous to Milwaukee and/or the Northwest. Buildings in Milwaukee 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:

1. Corner Doors: Locate Entry doors on corners of commercial and retail buildings wherever possible.

RESPONSE: LIBRARY PATRONS CAN GENERALLY BE DIVIDED INTO THREE GROUPS BASED ON THEIR PRIMARY REASON FOR VISITING: KIDS LIBRARY, ADULTS LIBRARY, COMMUNITY EVENTS. IDEALLY, EACH OF THESE GROUPS, ENTERING FROM A COMMON POINT FOR SECURITY PURPOSES, CAN DIRECTLY ACCESS EACH OF THEIR RESPECTIVE AREAS WITHOUT NEEDING TO DISRUPTIVELY CIRCULATE THROUGH ANOTHER GROUP’S AREA. ITS FOR THIS REASON, THE ENTRANCE WAS NOT LOCATED AT CORNER OF THE BUILDING, BUT CLOSER TO THE MIDDLE. ADDITIONAL ASPECTS: UNIVERSAL ACCESS, BUILDING MASSING, CONSTRUCTION COST AND OPERATIONAL EXPENSE LIMITATIONS, WHICH ARE DESCRIBED WITHIN THE MAIN WRITTEN STATEMENT, HAVE ALSO CONTRIBUTED TO THE PREFERENCE OF A MID-BLOCK ENTRANCE.

TO COMPENSATE, EMPHASIS HAS BEEN PLACED ON A WELCOMING BUILDING PRESENCE AND PEDESTRIAN ENVIRONMENT AT THE SOUTHWEST CORNER OF THE SITE, WHICH AIMS TO CREATE A HEIGHTENED SENSE OF ARRIVAL. [FROM THE ‘CONSIDER CONTEXT’ RESPONSE ABOVE] “IN CONTRAST TO THE EXISTING LIBRARY’S SIGNIFICANT SETBACK FROM HARRISON AND BUFFERING LANDSCAPE, THE IMPROVED LIBRARY BOLDLY OCCUPIES THE SOUTH WEST CORNER OF THE SITE AND FEATURES LARGE WINDOWS REVEALING A CAFE-STYLE, READING ROOM. THE GOAL IS TO CREATE A HIGHLY-VISIBLE, INVITING

2. *Retail and Commercial Doors: Doors should create an open and inviting atmosphere.*
3. *Residential Doors: Residential front doors should define and friendly transition between the public and private realm.*
4. *Wall Materials: Use materials that create a sense of permanence.*
5. *Wall Structure: Use scale defining devices to break up the longitudinal dimensions of buildings, creating a comfortable sense of enclosure by establishing an uninterrupted street edge.*
6. *Retail Windows: Use windows that create an open and inviting atmosphere.*
7. *Residential Bay Windows: Provide Bays to add visual interest to facade and interesting views and outdoor spaces from the interiors*
8. *Silhouette and Roofline: Create interest and detail in silhouette and roofline*
9. *Rooftops: Integrate rooftop elements into the building design*
- SYMBOL OF THE LIBRARY WITH THIS ACTIVE URBAN SPACE.” THE PEDESTRIAN ACCESSWAY, [FROM THE ‘DEFINE THE PEDESTRIAN ENVIRONMENT’ RESPONSE ABOVE] MARKED WITH A GRAND, SHELTERING CANOPY WITH ELEGANT SUPPORTING COLONNADE...” CREATES A GATEWAY AND MEMORABLE ENTRANCE TO THE LIBRARY AND SCOTT PARK SITE. REFER TO THE BUILDING ENTRY RENDERINGS.
- RESPONSE: COMPLIES. GLAZED DOORS, ARE PART OF A LARGE GLAZED STOREFRONT, THROUGH WHICH, VISITORS CAN SEE THE TREE CANOPY OF SCOTT PARK STRAIGHT THROUGH THE FOYER AND CENTRAL AREA OF THE LIBRARY. REFER TO THE FLOOR PLAN AND “VIEWS THROUGH FLOOR PLAN DIAGRAM”
- RESPONSE: NOT APPLICABLE. NO RESIDENTIAL DOORS INCLUDED IN THIS PROJECT.
- RESPONSE: OUR PRIMARY WALL ASSEMBLY, A WELL-INSULATED, CEDAR SIDING CLAD, RAIN SCREEN IS A DURABLE, HIGH PERFORMANCE ASSEMBLY. CEDAR, A RENEWABLE, ROT AND INSECT RESISTANT, MATERIAL WAS SELECTED TO BETTER RELATE TO THE ADJACENT SCOTT PARK NATURAL AREA. OTHER PRIMARY AND SECONDARY MATERIALS INCLUDE INSULATED GLAZING UNITS, AND SHEET METAL SIDING AND TRIM
- RESPONSE: COMPLIES. VERTICAL, GLAZING AND SHEET METAL PANEL BANDS, OCCASIONALLY INCLUDING DOORS, PUNCTUATE BUILDING FACADES, OFFERING VIEWS INTO FURNISHED OCCUPIED INTERIOR SPACES.
- RESPONSE: NOT APPLICABLE. PROJECT IS NOT RETAIL. THE BUILDING DESIGN DOES HOWEVER, USE WINDOWS TO CREATE AN OPEN, INVITING ATMOSPHERE.
- RESPONSE: NOT APPLICABLE. PROJECT IS NOT RESIDENTIAL
- RESPONSE: COMPLIES. THIS IS A PRIMARY ASPECT OF THE LARGE SCALE ARCHITECTURAL CONTRAST. THE UNDULATING ROOF DESIGN DISTINCTLY CREATES A UNIQUE SILHOUETTE AND ROOFLINE. REFER TO RENDERINGS
- RESPONSE: COMPLIES. TO ACCOMMODATE UNSIGHTLY, OTHERWISE ROOFTOP-MOUNTED MECHANICAL UNITS, AN OUTDOOR MECHANICAL COURTYARD HAS BEEN CREATED TO CONCEAL EXTERIOR UNITS.

10. *Green Architecture: New construction or building renovation should include sustainable materials and design*
11. *Building Security: Buildings and site planning should consider and employ techniques that create a safe environment.*
12. *Parking Structures: Parking structures should be designed so that they appear like most other buildings in the downtown.*
- RESPONSE: COMPLIES. REFER TO THE MAIN WRITTEN STATEMENT FOR OUR APPROACH TO SUSTAINABILITY.
- COMMITTED TO AND TRACKING THE ENERGY TRUST OF OREGON’S PATH TO NET ZERO PROGRAM AND ENERGY USE TARGET
 - PHOTOVOLTAIC SOLAR PANEL ARRAY, SIZED IN ACCORDANCE WITH THE STATE OF OREGON’S GREEN TECHNOLOGY REQUIREMENT
 - EXTENSIVE USE OF RENEWABLE MATERIAL: CEDAR SIDING AND CEILINGS
 - OPTIMIZED DAYLIGHTING, TAKING ADVANTAGE OF SITE CONDITIONS
 - HIGHLY EFFICIENT, CLEAN, (COMFORTABLE, AND QUIET) RADIANT SLAB HEATING AND COOLING
 - HIGHLY EFFICIENT WALL AND ROOF ASSEMBLIES
 - OPTIMIZED SHADING VIA THE BROAD CANOPY AND VERTICAL WOOD SCREENS TO CONTROL PROBLEMATIC SOUTHERN AND WESTERN SOLAR GLARE AND THERMAL GAIN.
- RESPONSE: COMPLIES. WELL-ILLUMINATED PEDESTRIAN AND PARKING AREAS HELP TO KEEP THE SITE SAFE AFTER HOURS. A SECURITY SYSTEM, INCLUDING VIDEO SURVEILLANCE AND INTRUSION DETECTION HELP TO DETER MISCHEIF. THE BUILDING’S FOOT PRINT EXTENDS SIGNIFICANTLY FARTHER NORTH THAN THE EXISTING BUILDING PROVIDING MORE REGULAR ACTIVITY AND PUBLIC PRESENCE CLOSE TO THE NORTH END OF SCOTT PARK INCLUDING THE AMPHITHEATER.
- RESPONSE: NOT APPLICABLE. PROJECT DOES NOT INCLUDE A PARKING STRUCTURE

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:*
1. *Exterior Building Lighting: Architectural lighting should be an integral component of the facade composition*
2. *Parking Lot Lighting: Ornamental street lights should be used to be compatible with downtown streetlight standards identified in the Public Area Requirements.*
3. *Landscape Lighting: Lighting should be used to highlight sidewalks, street and other landscape features. Landscape Lighting is especially appropriate as a way to provide pedestrian safety during holiday periods.*
- RESPONSE: NOT APPLICABLE. SOLELY-AESTHETIC LIGHTING OF THE BUILDING HAS BEEN AVOIDED TO MINIMIZE ENERGY CONSUMPTION AND REDUCE DISRUPTION TO ADJACENT HABITATS AND WILDLIFE MIGRATION.
- RESPONSE: THE SITE DESIGN FEATURES SIMPLE CONTEMPORARY STREET FIXTURES IN LIEU OF ORNAMENTAL STREET LIGHTS TO BETTER CONTROL LIGHT DISTRIBUTION AND LIMIT LIGHT POLLUTION ALONG THE WEST SIDE OF THE SITE WHICH ABUTS RESIDENTIAL BUILDINGS.
- RESPONSE: COMPLIES. REFER TO THE LANDSCAPE SITE PLAN FOR SITE LIGHTING AND THE ARCHITECTURAL FLOOR PLAN FOR CANOPY MOUNTED LIGHTS

- 4. *Sign Lighting: Sign Lighting should be designed as an integral component of the building and sign composition* **RESPONSE: COMPLIES. EXTERNAL SIGNS TO BE SENSITIVELY AND MINIMALLY ILLUMINATED TO AVOID LIGHT POLLUTION.**

SIGN GUIDELINES

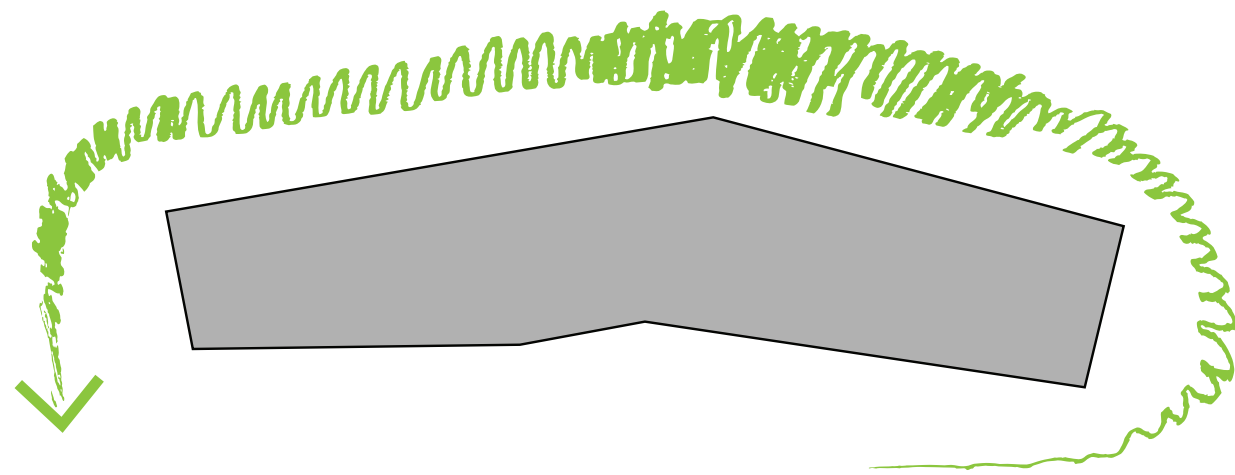
Signs should make it easy to locate and identify businesses as well as providing other information relevant to getting around and doing business in downtown; however, signs should never overwhelm either buildings or landscape. Moreover, signs should provide information in a highly graphic format that 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:

- 1. *Wall Signs: Signs should be sized and placed so that they are compatible with the building's architectural design* **RESPONSE: COMPLIES. REFER TO PAGES 44 & 45 FOR SIGNAGE DETAILS**
- 2. *Hanging or Projecting Signs: Hanging signs should be oriented to the pedestrian, and highly visible from the sidewalk* **RESPONSE: NOT APPLICABLE. HANGING OR PROJECTING SIGNS NOT INCLUDED IN THIS PROJECT**
- 3. *Window Signs: Window Signs should not obstruct views through windows.* **RESPONSE: NOT APPLICABLE. WINDOW SIGNS NOT INCLUDED IN THIS PROJECT**
- 4. *Awning Signs: Awning signs should be used as alternatives to building or wall signs. They should be designed as a means to attract attention to a shop, office or residential entrance* **RESPONSE: NOT APPLICABLE. AWNING SIGNS NOT INCLUDED IN THIS PROJECT**
- 5. *Information and Guide Signs: Directional signs should be small scale and of consistent dimensions, and located in a visually logical order. These signs also should provide on-site directional information.* **RESPONSE: COMPLIES. PROPOSED GUIDE / DIRECTIONAL SIGN PACKAGE IS GRAPHICALLY CONSISTENT FROM EXTERIOR TO INTERIOR AND LOCATIONS OPTIMIZED FOR WAYFINDING.**
- 6. *Kiosks and Monument Signs: Directory monument information signs should illustrate the layout of a development, and list and locate uses or tenants within.* **RESPONSE: NOT APPLICABLE. EXTERIOR HANGING OR PROJECTING SIGNS NOT INCLUDED IN THIS PROJECT**
- 7. *Temporary Signs: Signs identifying the short-term uses or activities should be allowed on a temporary basis if consistent with the design character of the surrounding area.* **RESPONSE: THE DESIGN AND SCALE OF TEMPORARY ACTIVITY SIGNAGE IS CONSISTENT WITH OTHER PERMANENT SIGNAGE**

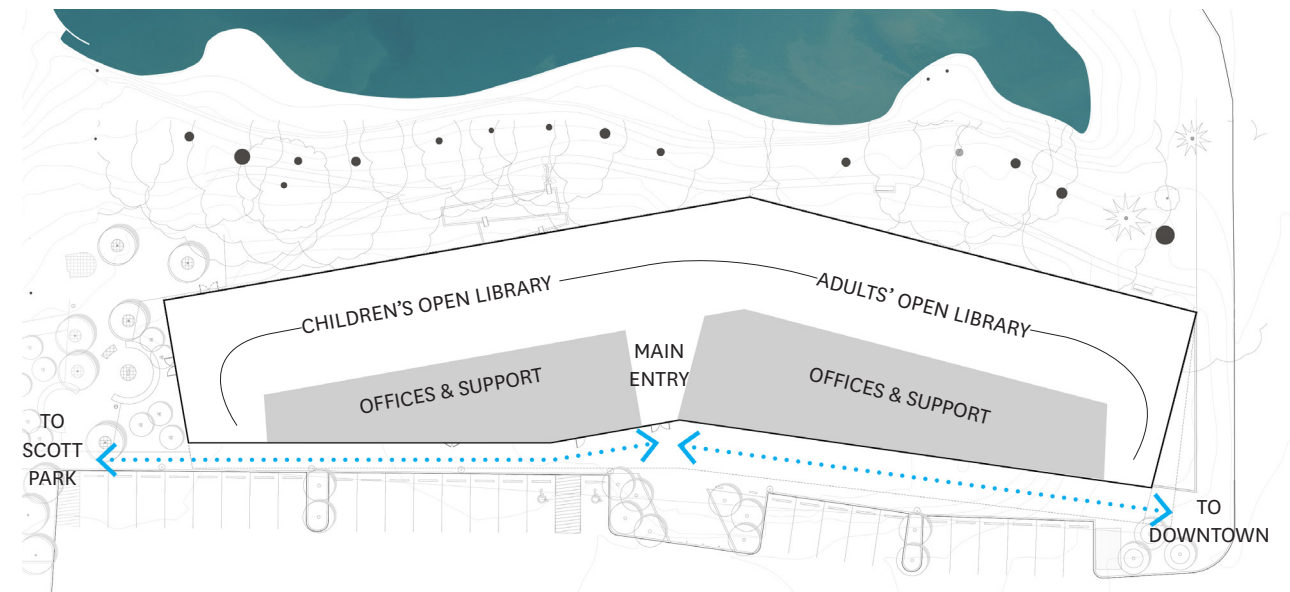


LANDSCAPE SITE PLAN

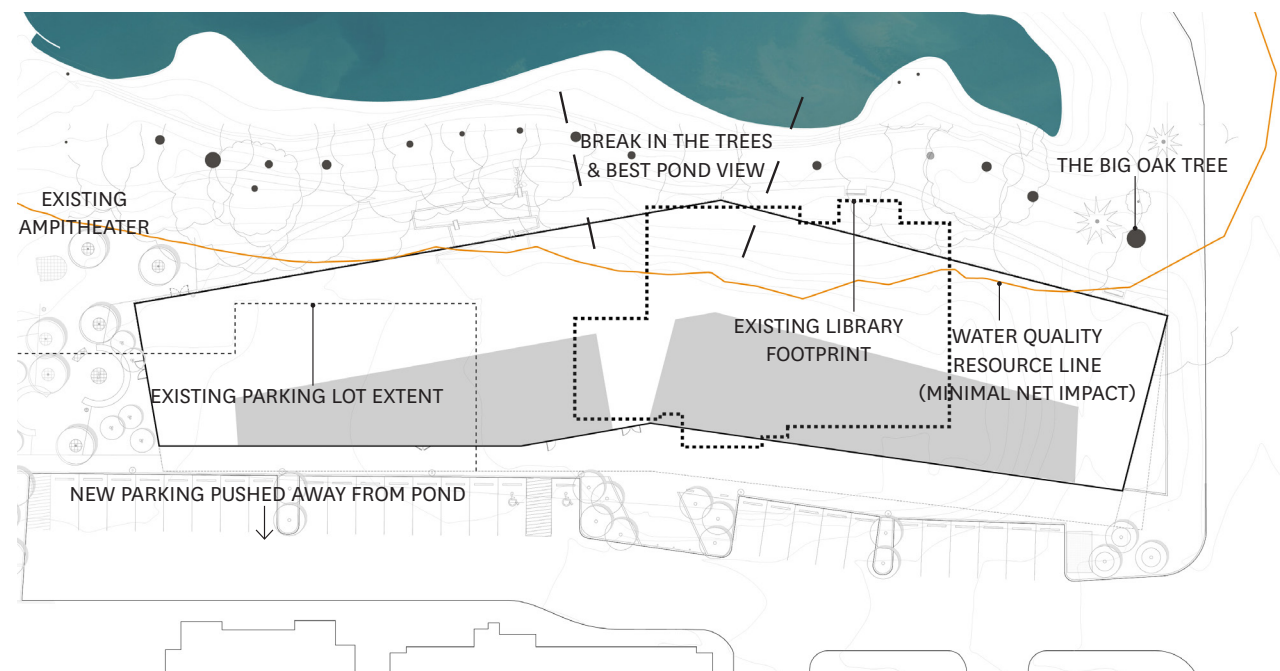
*CHANGES WERE NOT MADE TO REFLECT NEW BUILDING FOOTPRINT, OVERALL CONCEPT REMAINS THE SAME



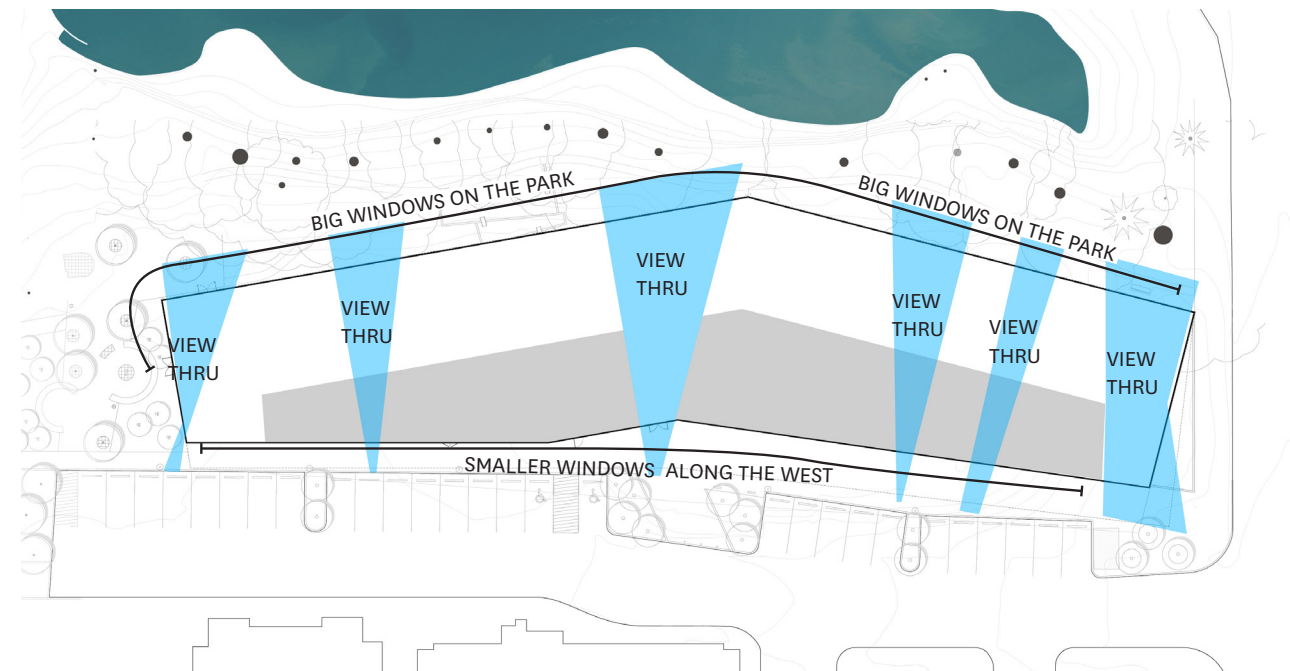
SURROUND THE LIBRARY WITH NATURE



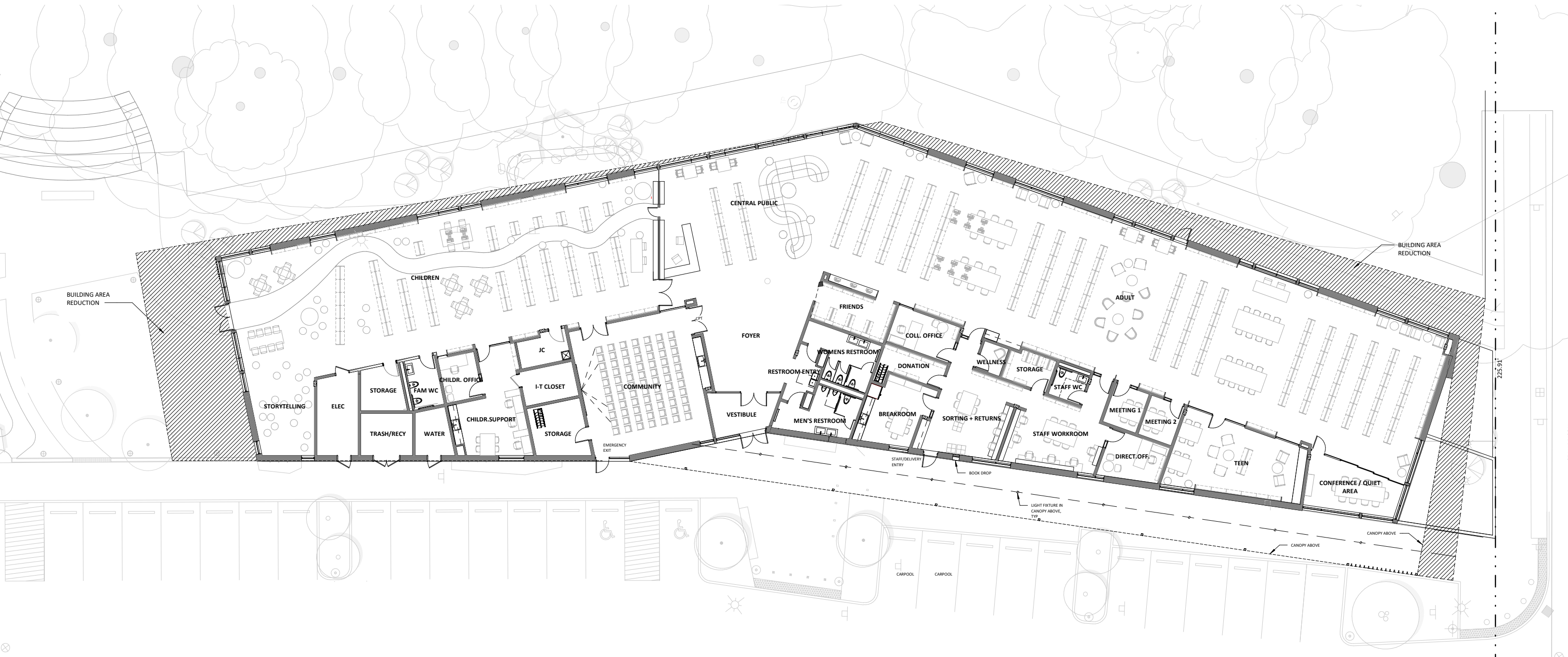
CENTRALIZE MAIN ENTRY & WRAP THE OPEN INTERIOR SPACES AROUND THE BUILDING CORE



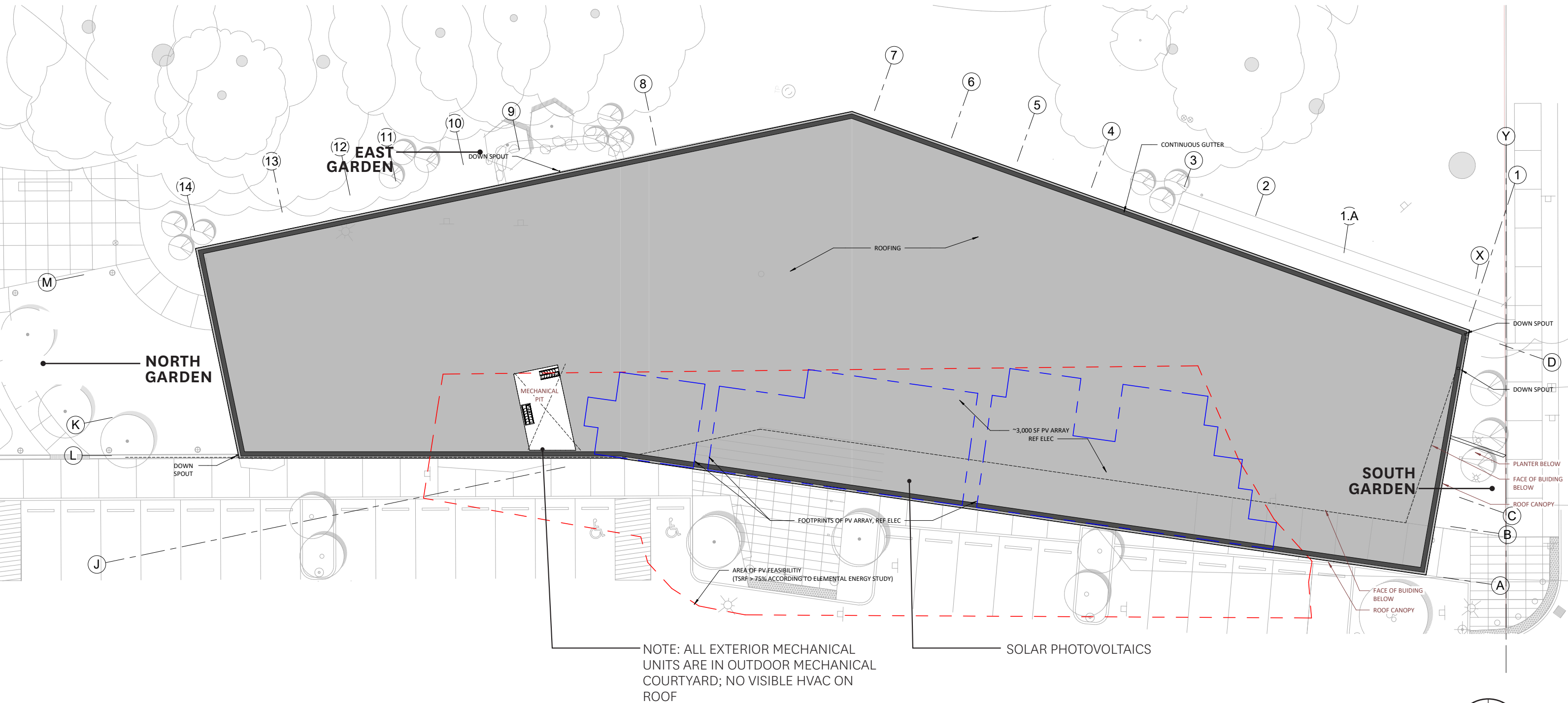
SHAPE THE NEW FOOTPRINT TO NAVIGATE NATURAL SITE FEATURES



USE WINDOWS FOR VIEWS THROUGH TO PARK & TO OPTIMIZE ENERGY CONSERVATION



LIBRARY FLOOR PLAN

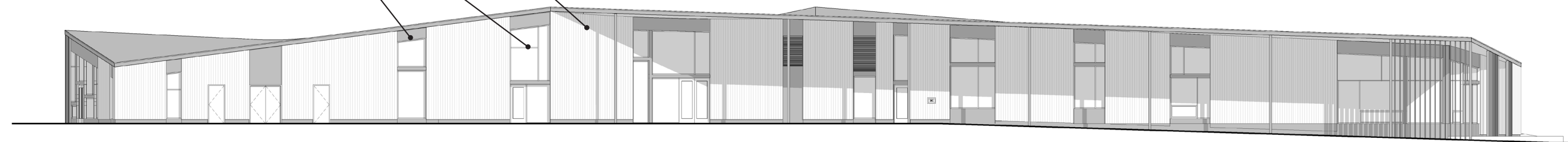


ROOF PLAN

WOOD SIDING - SEMI-OPAQUE STAINED,
TIGHT-KNOT CEDAR TONGUE AND
GROOVE SIDING

FIBERGLASS WINDOW SYSTEM - BLACK

EXTERIOR SHEET METAL - BLACK



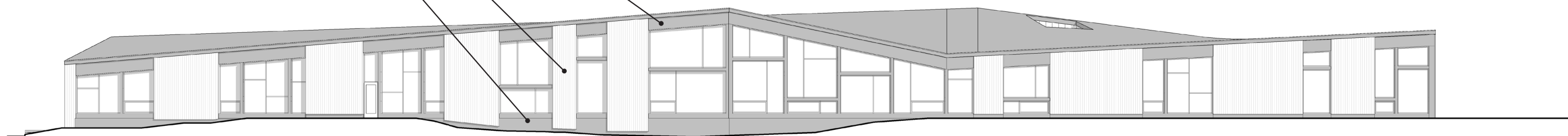
WEST ELEVATION

25% GLAZING
(PREVIOUS - 23% GLAZING)

EXTERIOR SHEET METAL FASCIA - BLACK

WOOD SIDING - SEMI-OPAQUE STAINED,
TIGHT-KNOT CEDAR TONGUE AND
GROOVE SIDING

METAL SIDING BELOW WINDOWS



EAST ELEVATION

51% glazing




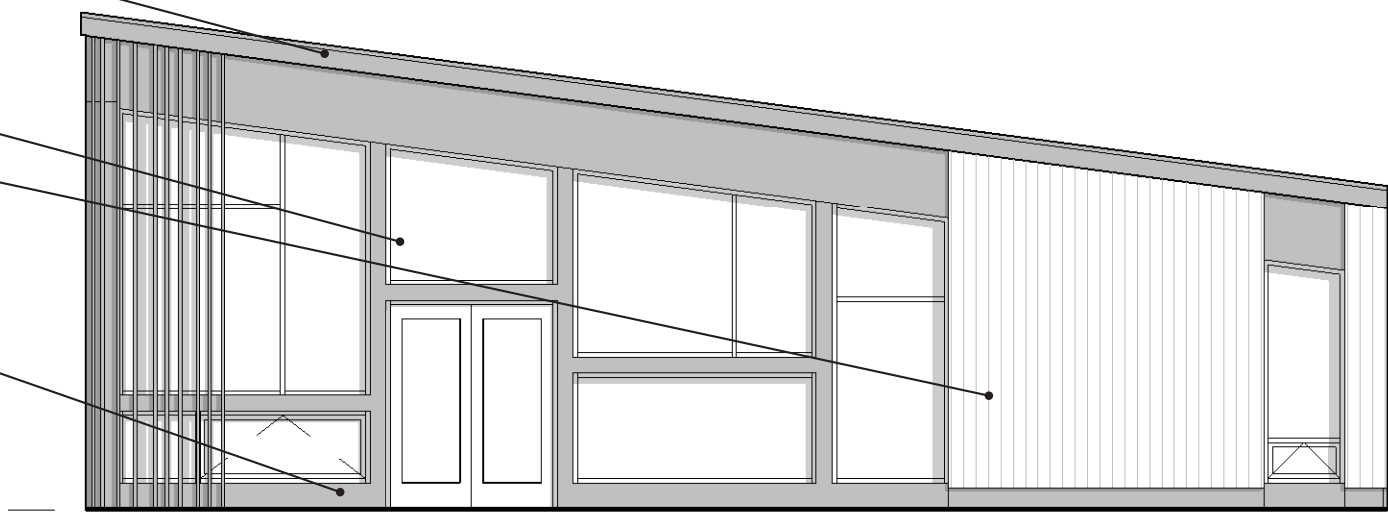
EXTERIOR SHEET METAL FASCIA - BLACK


FIBERGLASS WINDOW SYSTEM - BLACK

WOOD SIDING 1 - SEMI-OPAQUE STAINED, TIGHT-KNOT CEDAR TONGUE AND GROOVE SIDING

EXTERIOR SHEET METAL - BLACK

T.O. ROOF 23' - 0" 



1ST FLOOR 0' - 0" 


NORTH ELEVATION AT READING GARDEN
53% GLAZING

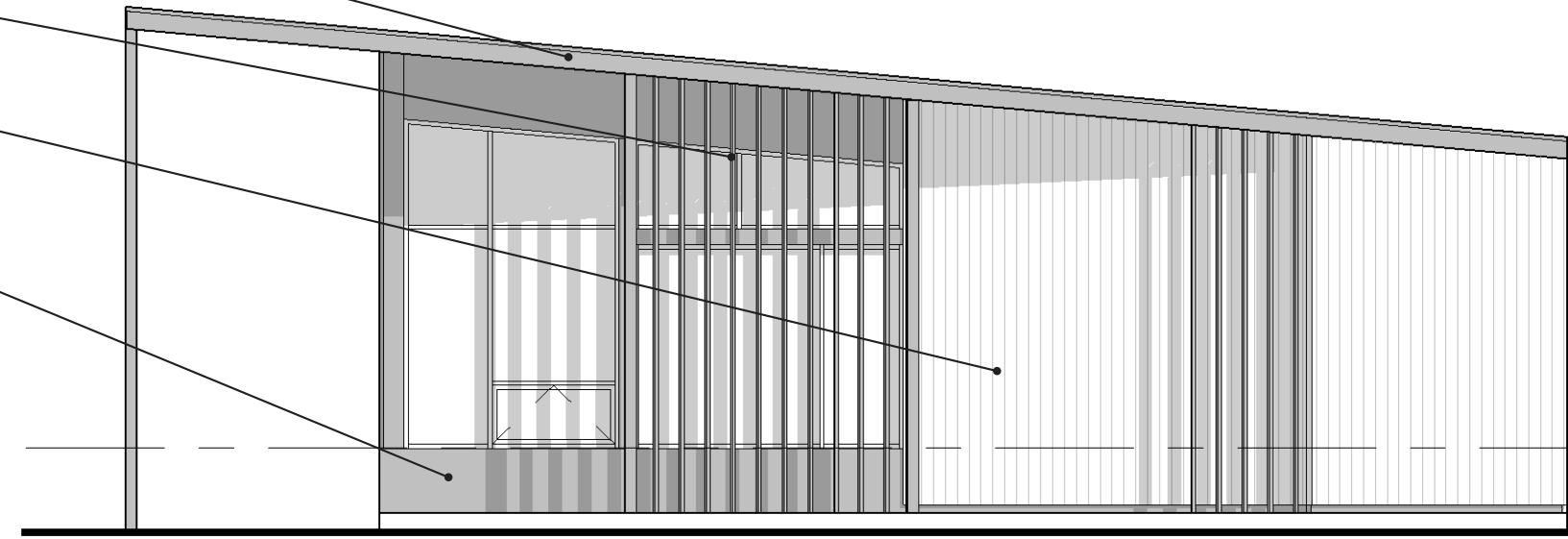
EXTERIOR SHEET METAL FASCIA - BLACK


WOOD SCREEN - 1 X 4 AND 1 X 6 CEDAR STAINED TO MATCH SIDING

WOOD SIDING 1- SEMI-OPAQUE STAINED, TIGHT-KNOT CEDAR TONGUE AND GROOVE SIDING

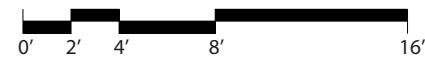
METAL SIDING BELOW WINDOWS

T.O. ROOF 23' - 0" 

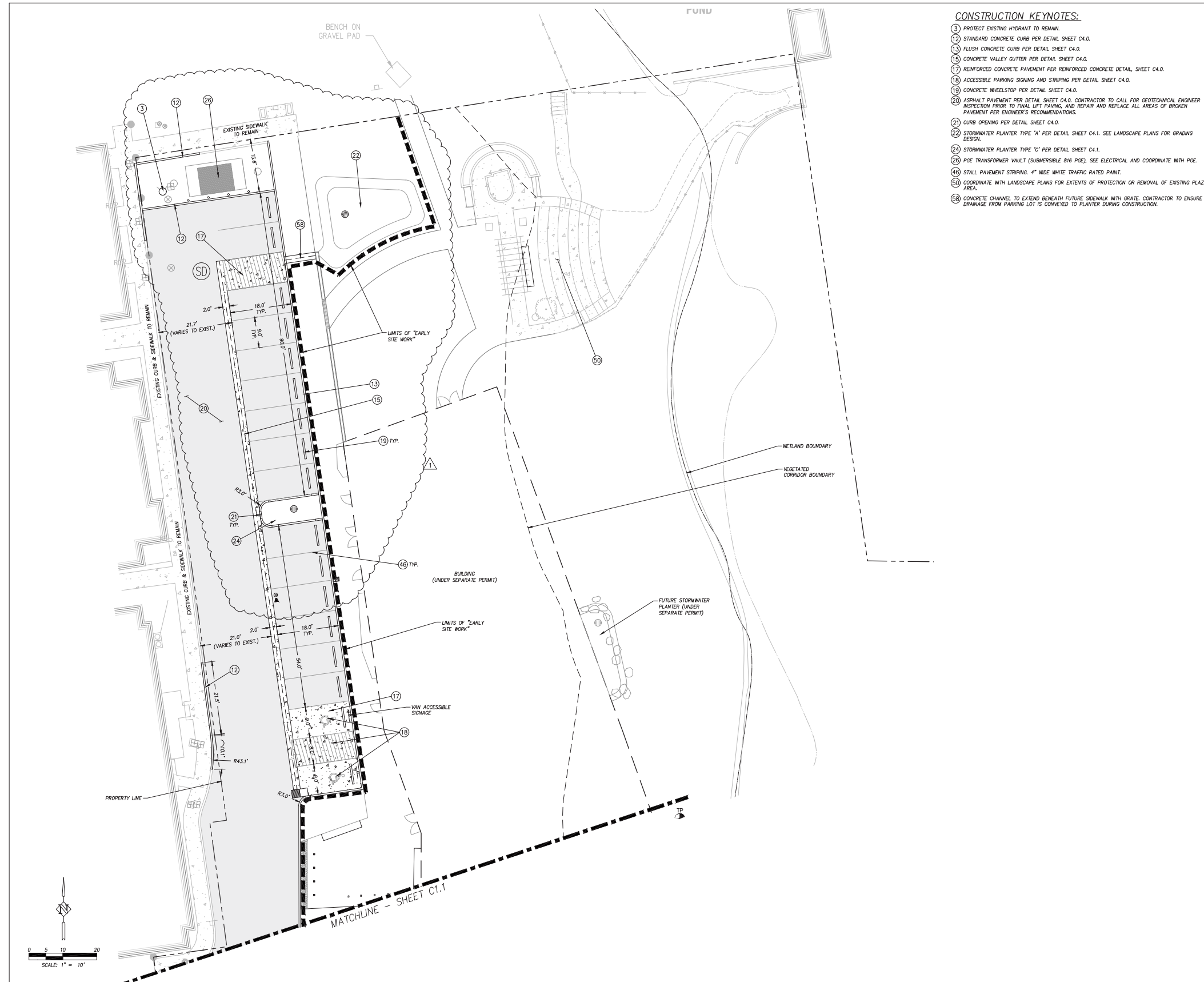


1ST FLOOR 0' - 0" 

SOUTH ELEVATION AT HARRISON
35% glazing



EXTERIOR BUILDING ELEVATIONS



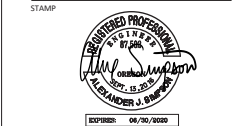
CONSTRUCTION KEYNOTES:

- 3 PROTECT EXISTING HYDRANT TO REMAIN.
- 12 STANDARD CONCRETE CURB PER DETAIL SHEET C4.0.
- 13 FLUSH CONCRETE CURB PER DETAIL SHEET C4.0.
- 15 CONCRETE VALLEY GUTTER PER DETAIL SHEET C4.0.
- 17 REINFORCED CONCRETE PAVEMENT PER REINFORCED CONCRETE DETAIL, SHEET C4.0.
- 18 ACCESSIBLE PARKING SIGNING AND STRIPING PER DETAIL SHEET C4.0.
- 19 CONCRETE WHEELSTOP PER DETAIL SHEET C4.0.
- 20 ASPHALT PAVEMENT PER DETAIL SHEET C4.0. CONTRACTOR TO CALL FOR GEOTECHNICAL ENGINEER INSPECTION PRIOR TO FINAL LIFT PAVING, AND REPAIR AND REPLACE ALL AREAS OF BROKEN PAVEMENT PER ENGINEER'S RECOMMENDATIONS.
- 21 CURB OPENING PER DETAIL SHEET C4.0.
- 22 STORMWATER PLANTER TYPE 'A' PER DETAIL SHEET C4.1. SEE LANDSCAPE PLANS FOR GRADING DESIGN.
- 24 STORMWATER PLANTER TYPE 'C' PER DETAIL SHEET C4.1.
- 26 PGE TRANSFORMER VALLT (SUBMERSIBLE 816 PGE). SEE ELECTRICAL AND COORDINATE WITH PGE.
- 46 STALL PAVEMENT STRIPING. 4" WIDE WHITE TRAFFIC RATED PAINT.
- 50 COORDINATE WITH LANDSCAPE PLANS FOR EXTENTS OF PROTECTION OR REMOVAL OF EXISTING PLAZA AREA.
- 58 CONCRETE CHANNEL TO EXTEND BENEATH FUTURE SIDEWALK WITH GRATE. CONTRACTOR TO ENSURE DRAINAGE FROM PARKING LOT IS CONVEYED TO PLANTER DURING CONSTRUCTION.

ARCHITECTS
HACKER

733 SW Oak, Portland, OR 97205

CONSULTANT
Harper Houf Peterson Righellis Inc.
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS



REVISION NO. DATE
1 Revision 1 09/26/18

KEY PLAN - (NTS)

Milwaukie Ledding Library

City of Milwaukie
10660 SE 21st Ave, Milwaukie, OR 97206

ISSUANCE
DEMO & EARLY SITWORK PERMIT SET

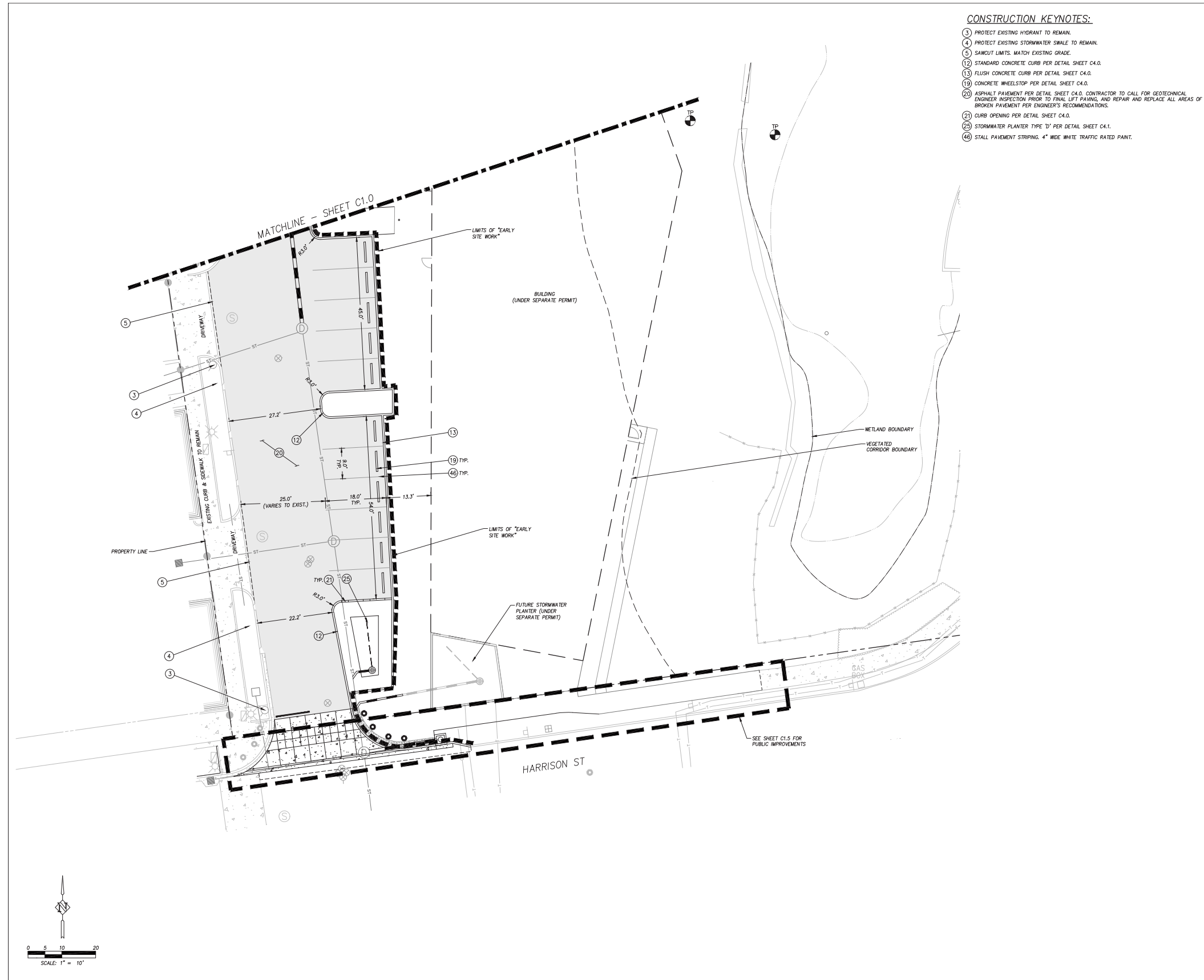
PROJECT NUMBER
1635

DATE
September 26, 2018

SCALE
As Noted

DRAWING TITLE
SITE PLAN - NORTH

SHEET NUMBER
C1.0



CONSTRUCTION KEYNOTES:

- ③ PROTECT EXISTING HYDRANT TO REMAIN.
- ④ PROTECT EXISTING STORMWATER SWALE TO REMAIN.
- ⑤ SAWCUT LIMITS. MATCH EXISTING GRADE.
- ⑫ STANDARD CONCRETE CURB PER DETAIL SHEET C4.0.
- ⑬ FLUSH CONCRETE CURB PER DETAIL SHEET C4.0.
- ⑭ CONCRETE WHEELSTOP PER DETAIL SHEET C4.0.
- ⑯ ASPHALT PAVEMENT PER DETAIL SHEET C4.0. CONTRACTOR TO CALL FOR GEOTECHNICAL ENGINEER INSPECTION PRIOR TO FINAL LIFT PAVING, AND REPAIR AND REPLACE ALL AREAS OF BROKEN PAVEMENT PER ENGINEER'S RECOMMENDATIONS.
- ⑰ CURB OPENING PER DETAIL SHEET C4.0.
- ⑲ STORMWATER PLANTER TYPE "D" PER DETAIL SHEET C4.1.
- ⑳ STALL PAVEMENT STRIPING. 4" WIDE WHITE TRAFFIC RATED PAINT.

ARCHITECTS

HACKER

733 SW Oak, Portland, OR 97205

CONSULTANT

Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
 LANDSCAPE ARCHITECTS • SURVEYORS

STAMP



REVISION NO.	DATE
1 Revision 1	09/26/18

KEY PLAN - (N/S)

Milwaukie Ledding Library

City of Milwaukee
 10660 SE 21st Ave, Milwaukee, WI 53226

ISSUANCE
 DEMO & EARLY SITEWORK PERMIT SET
 PROJECT NUMBER
 1635
 DATE
 September 26, 2018
 SCALE
 As Noted
 DRAWING TITLE
SITE PLAN - SOUTH

SHEET NUMBER
C1.1



CONSTRUCTION KEYNOTES:

- 1) PROTECT EXISTING HYDRANT TO REMAIN.
- 4) PROTECT EXISTING STORMWATER SWALE TO REMAIN.
- 9) INLET PROTECTION PER DETAIL SHEET C4.0.
- 10) INSTALL EROSION CONTROL WATTLES PER DETAIL SHEET C4.0. CONTRACTOR TO INSPECT WATTLES ON A WEEKLY BASIS AND REPLACE AND REMOVE SEDIMENT BUILD-UP WHEN SEDIMENT REACHES 1/2 HEIGHT OF WATTLE.
- 11) GRAVEL CONSTRUCTION ENTRANCE PER DETAIL SHEET C4.0.
- 48) BIO-BAG INLET PROTECTION AT CURB OPENING.

ARCHITECTS

HACKER

733 SW Oak, Portland, OR 97205

CONSULTANT

Harper Houf Peterson Righellis Inc.
 ENGINEERS • PLANNERS
 LANDSCAPE ARCHITECTS • SURVEYORS

STAMP



REVISION NO. DATE
 1 Revision 1 09/26/18

KEY PLAN - (N/S)

Milwaukie Ledding Library

City of Milwaukie
 10660 SE 21st Ave, Milwaukie, OR 97266

ISSUANCE
 DEMO & EARLY SITEWORK PERMIT SET
 PROJECT NUMBER
 1635

DATE
 September 26, 2018

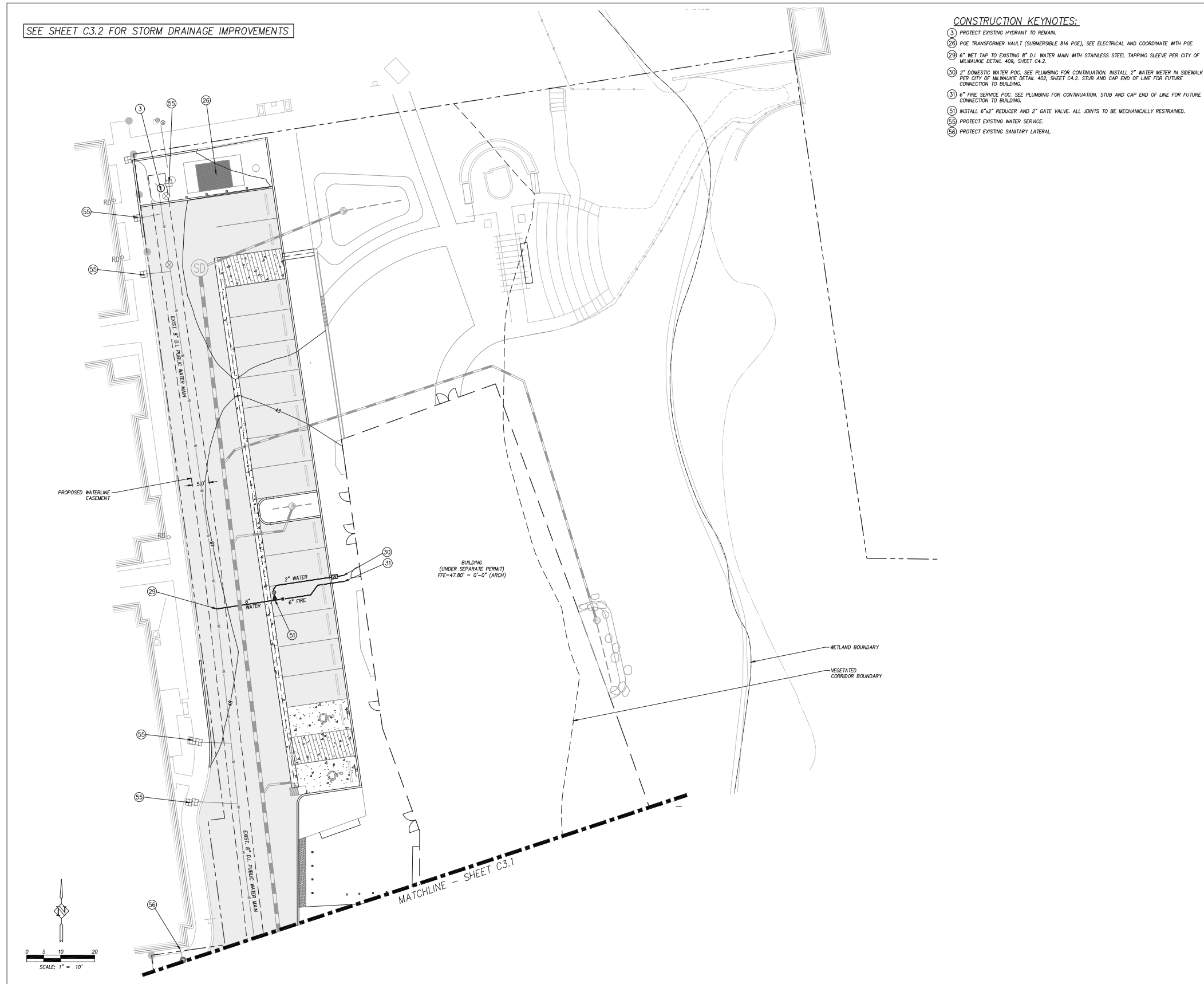
SCALE
 As Noted

DRAWING TITLE

GRADING & EC PLAN - SOUTH

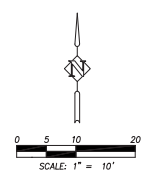
SHEET NUMBER

C2.1



- CONSTRUCTION KEYNOTES:**
- 3 PROTECT EXISTING HYDRANT TO REMAIN.
 - 26 PGE TRANSFORMER VAULT (SUBMERSIBLE 816 PGE). SEE ELECTRICAL AND COORDINATE WITH PGE.
 - 29 6" MET TAP TO EXISTING 8" D.I. WATER MAIN WITH STAINLESS STEEL TAPPING SLEEVE PER CITY OF MILWAUKEE DETAIL 409, SHEET C4.2.
 - 30 2" DOMESTIC WATER POC. SEE PLUMBING FOR CONTINUATION. INSTALL 2" WATER METER IN SIDEWALK PER CITY OF MILWAUKEE DETAIL 402, SHEET C4.2. STUB AND CAP END OF LINE FOR FUTURE CONNECTION TO BUILDING.
 - 31 6" FIRE SERVICE POC. SEE PLUMBING FOR CONTINUATION. STUB AND CAP END OF LINE FOR FUTURE CONNECTION TO BUILDING.
 - 51 INSTALL 6"x2" REDUCER AND 2" GATE VALVE. ALL JOINTS TO BE MECHANICALLY RESTRAINED.
 - 55 PROTECT EXISTING WATER SERVICE.
 - 56 PROTECT EXISTING SANITARY LATERAL.

SEE SHEET C3.2 FOR STORM DRAINAGE IMPROVEMENTS



ARCHITECTS
HACKER
 733 SW Oak, Portland, OR 97205
 CONSULTANT

 Harper
 Houf Peterson
 Righellis Inc.

STAMP

 REVISION NO. DATE
 1 Revision 1 09/26/18

KEY PLAN - (NTS)

Milwaukie Ledding Library

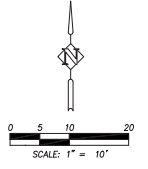
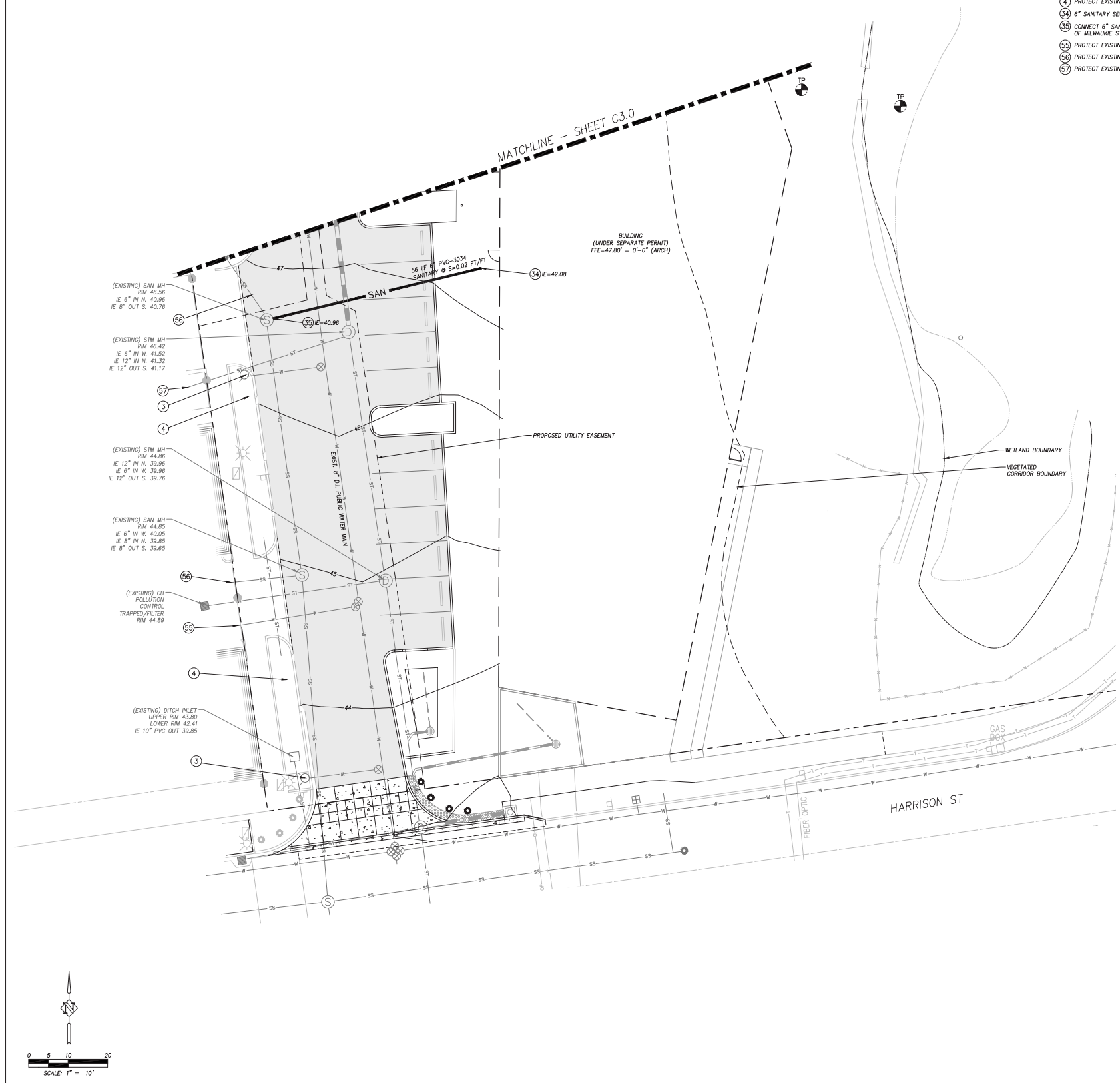
City of Milwaukee
 10660 SE 21st Ave, Milwaukee, OR 97206
 ISSUANCE
 DEMO & EARLY SITWORK PERMIT SET
 PROJECT NUMBER
 1635
 DATE
 September 26, 2018
 SCALE
 As Noted
 DRAWING TITLE
UTILITY PLAN - NORTH

SHEET NUMBER
C3.0

SEE SHEET C3.3 FOR STORM DRAINAGE IMPROVEMENTS

CONSTRUCTION KEYNOTES:

- ③ PROTECT EXISTING HYDRANT TO REMAIN.
- ④ PROTECT EXISTING STORMWATER SWALE TO REMAIN.
- ⑤ 6" SANITARY SEWER POC. STUB AND CAP FOR FUTURE CONNECTION TO BUILDING. SEE PLUMBING FOR CONTINUATION.
- ⑥ CONNECT 6" SANITARY SEWER SERVICE TO EXISTING MANHOLE WITH FLEXIBLE, WATER-TIGHT CONNECTION PER CITY OF MILWAUKIE STANDARDS.
- ⑦ PROTECT EXISTING WATER SERVICE.
- ⑧ PROTECT EXISTING SANITARY LATERAL.
- ⑨ PROTECT EXISTING STORM LATERAL.



ARCHITECTS
HACKER
 733 SW Oak, Portland, OR 97205
 CONSULTANT

Harper Houf Peterson Righellis Inc.
 ENGINEERS • PLANNERS
 LANDSCAPE ARCHITECTS • SURVEYORS

STAMP

 REVISION NO. DATE
 1 Revision 1 09/26/18

KEY PLAN - (NTS)

Milwaukie Ledding Library

City of Milwaukie
 10660 SE 21st Ave, Milwaukie, OR 97206
 ISSUANCE
 DEMO & EARLY SITEWORK PERMIT SET
 PROJECT NUMBER
 1635
 DATE
 September 26, 2018
 SCALE
 As Noted
 DRAWING TITLE
UTILITY PLAN - SOUTH

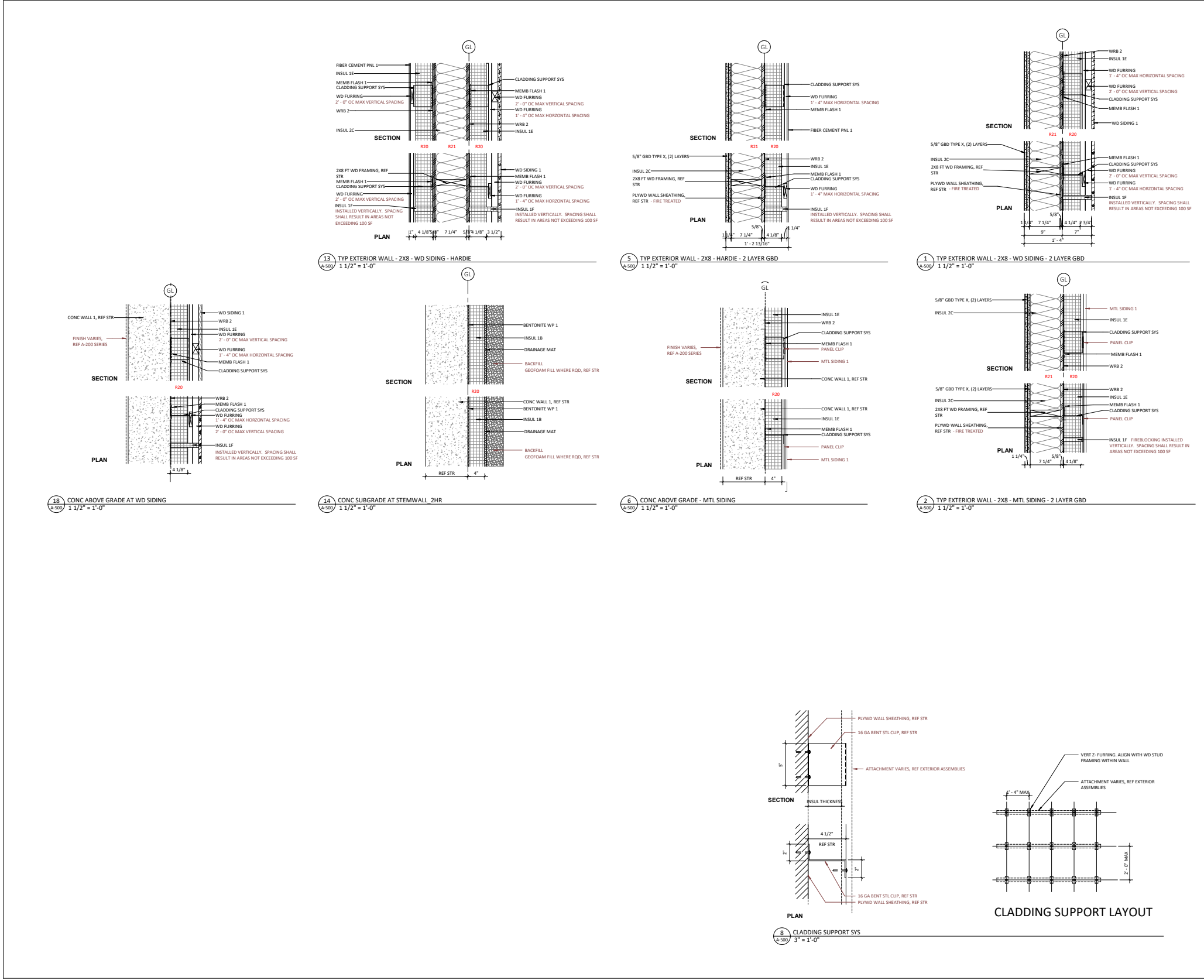
SHEET NUMBER
C3.1

ARCHITECTS

HACKER

1615 SE 3rd Ave., 5th Floor, Portland, OR 97214

CONSULTANT



STAMP

NOT FOR CONSTRUCTION

REVISION NO. DATE

KEY PLAN - (NTS)

Milwaukie Ledding Library

City of Milwaukie
10060 SE 21st Ave, Milwaukie, OR 97222

ISSUANCE
DEMO & EARLY SITEWORK PERMIT SET
PROJECT NUMBER
1635

DATE
SEPTEMBER 26, 2018

SCALE
As Indicated

DRAWING TITLE
EXTERIOR VERTICAL ASSEMBLIES

SHEET NUMBER

A-500

ARCHITECTS

HACKER

1615 SE 3rd Ave., 5th Floor, Portland, OR 97214

CONSULTANT

STAMP

**NOT FOR
CONSTRUCTION**

REVISION NO. DATE

KEY PLAN - (NTS)

Milwaukee Ledding Library

City of Milwaukee
1090 SE 21st Ave, Milwaukee, WI 53222

ISSUANCE
DEMO & EARLY SITEWORK PERMIT SET

PROJECT NUMBER
1635

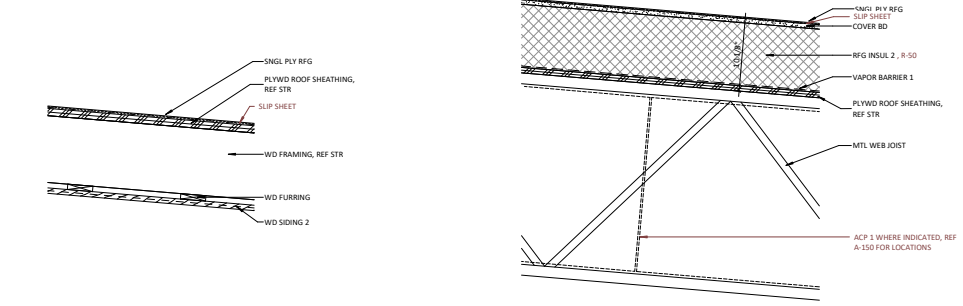
DATE
SEPTEMBER 26, 2018

SCALE
1 1/2" = 1'-0"

DRAWING TITLE
EXTERIOR HORIZONTAL
ASSEMBLIES

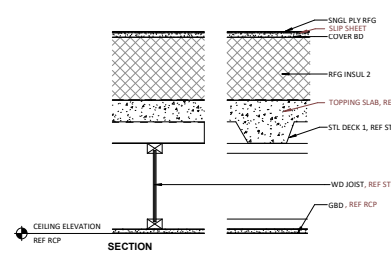
SHEET NUMBER

A-501

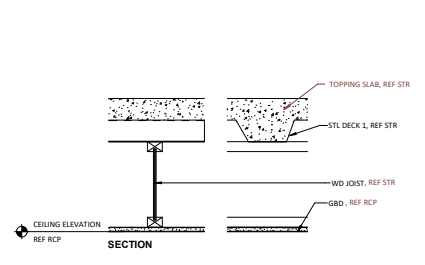


9 SOFFIT AT EXTERIOR UNINSULATED COLONNADE
A-501 1 1/2" = 1'-0"

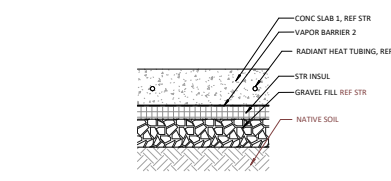
5 TYP RFG SYS ASSEMBLY
A-501 1 1/2" = 1'-0"



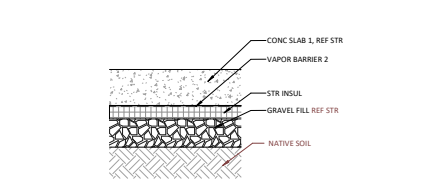
10 FLOOR AT OUTDOOR PIT
A-501 1 1/2" = 1'-0"



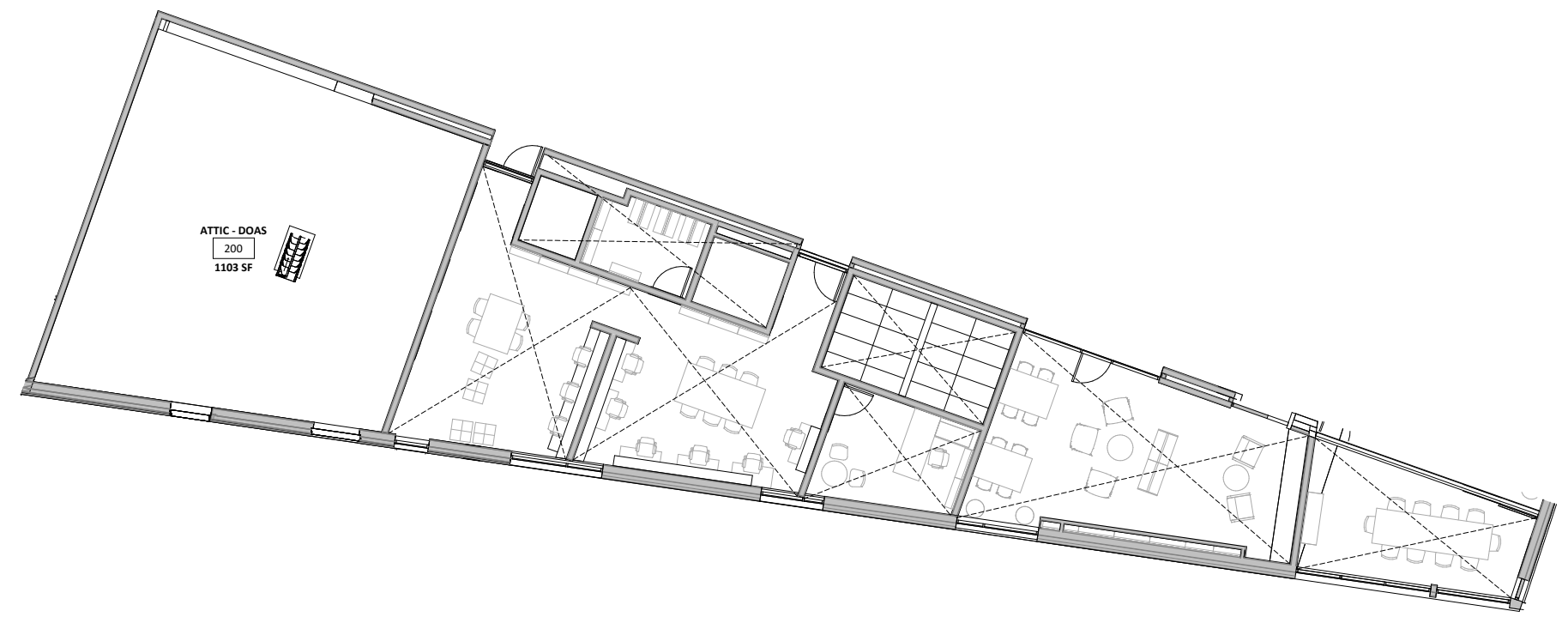
2 FLOOR AT MECH MEZZANINE
A-501 1 1/2" = 1'-0"



11 SLAB ON GRADE WITH RADIANT HEAT
A-501 1 1/2" = 1'-0"



3 SLAB ON GRADE
A-501 1 1/2" = 1'-0"



MECHANICAL MEZZANINE PLAN

Please see to following comments by Hacker indicating where changes to the proposed design have an effect Planning Commission findings. All findings with a ✓ indication are in regards to unchanged conditions and/or are assumed to result in similar, if not identical findings



CITY OF MILWAUKIE

April 13, 2018

Land Use File(s): CSU-2018-002; DR-2018-001;
NR-2018-001; P-2018-002

NOTICE OF DECISION

This is official notice of action taken by the Milwaukie Planning Commission on April 10, 2018.

Applicant(s): Tyler Nishitani, Hacker Architects and the City of Milwaukie

Location(s): 10660 SE 21st Ave

Tax Lot(s): 11E36BB01800

Application Type(s): Major Modification to a Community Service Use; Downtown Design Review; Natural Resources Review; Parking Modification

Decision: Approved with Conditions

Review Criteria: Milwaukie Zoning Ordinance:

- MMC 19.304 Downtown Zones
- MMC 19.402 Natural Resources
- MMC 19.508 Downtown Site and Building Design Standards
- MMC 19.605 Vehicle Parking Quantity Requirements
- MMC 19.700 Public Facility Improvements
- MMC 19.904 Community Service Uses
- MMC 19.907 Downtown Design Review
- MMC 19.1006 Type III Review

Neighborhood(s): Historic Milwaukie

Appeal period closes: 5:00 p.m., April 30, 2018

This notice is issued in accordance with Milwaukie Municipal Code (MMC) Section 19.1006 Type III Review. The complete case file for this application is available for review between 8:00 a.m. and 5:00 p.m. on regular business days at the Planning Department, Johnson Creek

Facility, 6101 SE Johnson Creek Blvd. Please contact Vera Kolas, Associate Planner, at 503-786-7653 or koliasv@milwaukieoregon.gov, if you wish to view this case file.

This decision may be appealed by 5:00 p.m. on April 30, 2018, which is 15 days from the date of this decision. Only persons who submitted comments or made an appearance of record at the public hearing have standing to appeal the decision by filing a written appeal. An appeal of this decision would be heard by the Milwaukie City Council following the procedures of MMC Section 19.1010 Appeals. This decision will become final on the date above if no appeal is filed during the appeal period. Milwaukie Planning staff can provide information regarding forms, fees, and the appeal process at 503-786-7630 or planning@milwaukieoregon.gov.

Per MMC Subsection 19.1001.7.E, this land use approval expires unless the applicant has: (1) obtained and paid for all necessary development permits and started construction within 2 years of land use approval, and (2) passed final inspection and/or obtained a certificate of occupancy within 4 years of land use approval. Extensions can be granted per MMC Section 19.908.

Findings in Support of Approval

Sections of the Milwaukie Municipal Code not addressed in these findings are found to be inapplicable to the decision on this application.

1. The applicant, Tyler Nishitani, Hacker Architects, on behalf of the City of Milwaukie, has applied for approval to construct a new 20,000-sq ft Ledding Library at 10660 SE 21st Ave. This site is in the Downtown Mixed Use Zone and the proposal requires the following reviews: Community Service Use review, Natural Resources review, Downtown Design Review, and a Parking Modification. The master land use application file number is CSU-2018-002, with associated land use files DR-2018-001, NR-2018-001, and P-2018-002.
2. The project involves the complete structural replacement of the Ledding Library resulting in a new 20,000-sq ft one-story library on the existing library site. Site improvements include a reconfigured parking lot, stormwater planters, and other landscape elements. The applicant is seeking a parking modification to allow 28 parking spaces rather than the maximum 24 parking spaces on the site.

The property includes areas designated as Water Quality Resource (WQR) and Habitat Conservation Area (HCA), including delineated wetlands. The proposed development would result in some WQR and HCA disturbance, triggering a need for Natural Resource Review.

3. The proposal is subject to the Milwaukie Downtown Design Guidelines and following provisions of the Milwaukie Municipal Code (MMC):
 - MMC 19.304 Downtown Zones
 - MMC 19.402 Natural Resources
 - MMC 19.508 Downtown Site and Building Design Standards
 - MMC 19.605 Vehicle Parking Quantity Requirements

- MMC 19.700 Public Facility Improvements
 - MMC 19.904 Community Service Uses
 - MMC 19.907 Downtown Design Review
 - MMC 19.1006 Type III Review
4. The application has been processed and public notice provided in accordance with MMC Section 19.1006 Type III Review and MMC Section 19.1011 Design Review Meetings. A public design review meeting was held on March 5, 2018, and a public hearing was held on April 10, 2018, as required by law.
5. MMC 19.304 Downtown Zones

MMC 304.2 identifies allowed uses in the Downtown Mixed Use Zone DMU.

Community Service Uses (CSU) are permitted in the DMU subject to Community Service Use Review per MMC 19.904. The proposed development is a major modification of an existing CSU and an application for this review has been submitted.

The proposed development is consistent with MMC 19.304.2.

MMC 19.304.4 and 19.304.5 establish the development standards that are applicable to this site.

Table 1. Compliance with relevant DMU standards

DMU	Standards	Proposed
FAR	1:1 min/4.5:1 max with bonus for structured parking	1:1 (when excluding park land) ¹
Min. Building height	25 ft	27 ft-9 in (measured from sidewalk)
Max Street setback/build to lines	10 ft	0 ft
Frontage Occupancy	50% (Harrison St)	Same as existing – 50% when excluding natural resources/park land area ² along Harrison St
Primary entrances	At least 1 primary entrance facing an	Main entry faces 21 st Ave

Although the footprint has been reduced, the park has grown, keeping this statement valid

Proposed Building Height has not changed

Facade is not square to Harrison. Building / Roof Canopy range from 8'-4" to 18'-1". See Drawings.

Frontage on Harrison has reduced slightly to incur less impact to the large oak tree's root zone.

Proposed building entrance location and quantities have not changed

¹ The site includes both the library, Scott Park, and Spring Creek and Pond. The FAR has been calculated based on the net site area which does not include the Park or creek and pond areas.

² The Harrison St frontage includes natural resources, which have been removed for the purpose of this calculation, leaving only the net developable frontage.

DMU	Standards	Proposed
	abutting street	
Off-street parking	Min. 1 space/1,000 sq ft; Max. 1.2 spaces/1,000 sq ft	Maximum allowed = 24 spaces; 28 spaces proposed Parking modification required

21.6 spaces per the building 18,000 sf area. 28 spaces are still being requested.

Subject to the approval of the parking modification, this criterion is met.

6. MMC 19.402 Natural Resources Review

MMC 19.402 establishes regulations for designated natural resource areas. The standards and requirements of MMC 19.402 are an acknowledgment that many of the riparian, wildlife, and wetland resources in the community have been adversely impacted by development over time. The regulations are intended to minimize additional negative impacts and to restore and improve natural resources where possible.

a. MMC Subsection 19.402.3 Applicability

MMC 19.402.3 establishes applicability of the Natural Resource (NR) regulations, including all properties containing Water Quality Resources (WQRs) and Habitat Conservation Areas (HCAs) as shown on the City’s Natural Resource (NR) Administrative Map.

The site is adjacent to Spring Creek which is a protected water feature. As per MMC Table 19.402.15, primary protected water features, along with their associated vegetated corridors, constitute a WQR on the site. The City’s NR Administrative Map also shows the HCA designation over a large portion of the site between the existing library and the creek below.

As presented in the applicant’s submittal materials, the existing library encroaches on 5,260 sq ft of WQR and 3,104 sq ft of HCA. Construction of the new library building, path, and stormwater planter will result in a permanent disturbance of an additional 1,705 sq ft of WQR and 1,926 sq ft of HCA.

These figures will reduce per the updated NR Report

	WQR	HCA
Total Existing Area	21,389 sq ft	34,026 sq ft

	WQR	HCA
Current library encroachment	5,260 sq ft	3,104 sq ft
Proposed additional encroachment	1,705 sq ft	1,926 sq ft

These figures will reduce per the updated NR Report

The Planning Commission finds that the requirements of MMC 19.402 are applicable to the proposed activity. ✓

b. MMC Subsection 19.402.8 Activities Requiring Type III Review

MMC 19.402.8 establishes that certain activities within a designated WQR and/or HCA are subject to Type III review in accordance with MMC 19.1006. As per MMC 19.402.8.A.1, this includes activities allowed in the base zone that are not otherwise exempt or permitted as a Type I or II activity.

The proposed activity is a major modification to a Community Service Use, which is an allowed use in the DMU. The level of disturbance proposed within the WQR and HCA areas on the subject property exceeds the levels allowed by Type I and II review, as provided in MMC 19.402.6 and 402.7, respectively. As such, the activity must be reviewed using Type III review and the discretionary process established in MMC 19.402.12. ✓

The Planning Commission finds that the proposed activity shall be processed with Type III review. ✓

c. MMC Subsection 19.402.9 Construction Management Plans

MMC 19.402.9 establishes standards for construction management plans, which are required for projects that disturb more than 150 sq ft of designated natural resource area. Construction management plans must provide information related to site access, staging of materials and equipment, and measures for tree protection and erosion control.

The applicant's submittal materials do not include a construction management plan that would show the locations of proposed erosion control measures, access to the work area for machinery and people, and a staging area for equipment and materials. ✓

As conditioned, requiring a construction management plan that is sufficient to satisfy the requirements of MMC 19.402.9, this standard is met. ✓

The construction management plan, including a final tree protection plan is in development and will be submitted in the coming weeks.

d. MMC Subsection 19.402.12 General Discretionary Review

MMC 19.402.12 establishes the discretionary review process for activities that substantially disturb designated natural resource areas.

(1) Impact Evaluation and Analysis

MMC 19.402.12.A requires an impact evaluation and alternatives analysis in order to determine compliance with the approval criteria for discretionary review and to evaluate alternatives to the proposed development. A technical report prepared by a qualified natural resource professional is required and should include the following components:

- Identification of ecological functions
- Inventory of vegetation
- Assessment of water quality impacts
- Alternatives analysis
- Demonstration that no practicable alternative method or design exists that would have a lesser impact on the resource and that impacts are mitigated to the extent practicable
- Mitigation plan

The applicant's submittal materials include a technical report prepared by Pacific Habitat Services, Inc., a consulting firm with staff experience and expertise in environmental studies, natural system design, regulatory permitting, wetland delineation, and natural resource assessments. The technical report includes an impact evaluation and alternatives analysis consistent with the required components listed above. ✓

In summary, the technical report notes that construction of the proposed library and associated infrastructure will result in impacts to WQR and HCA; however, much of the proposed construction within mapped WQR and HCA will occur within the footprint of the existing building and parking lot. Construction of the new building and stormwater planter will result in permanent disturbance to approximately 1,705 sq ft of WQR and 1,926 sq ft of HCA outside the footprint of the existing building and parking lot. Temporary disturbance to approximately 3,494 sq ft of WQR and approximately 3,185 sq.ft. (0.03 ac.) of HCA will result from the construction of the proposed library building, stormwater planter, and stormwater outfall and the removal of portions of the existing building and walkways that are outside the footprint of the proposed structure. Measures will be taken to limit temporary disturbance to the minimum area necessary for the construction of the new facilities and the removal of existing structures. The proposed library building was sited specifically to overlap the footprint of the existing building and parking lot to the extent practicable to minimize disturbance to the WQR and mapped HCA.

These figures will reduce per the updated NR Report

The report presents an analysis of alternatives to the proposed activity. In 2016, the City of Milwaukie passed a bond measure to fund improvements and expand the Ledding Library. The City proposes to replace the existing library with a new, larger library building to meet community needs with a children's library, an adult's library, and a space for community events. Both the existing and proposed buildings are

partially located within WQR and mapped HCA. As part of the design process, a two-level design alternative was considered to reduce the overall footprint of the new building and minimize disturbance to the WQR and HCA. However, a two-story building was determined to be not practicable for the following reasons: ✓

- The addition of a second floor to a library building would increase the distance that materials must be moved through the building to provide the expected service, and would result in a loss of efficiency. ✓*
- The addition of a second floor to the library would require increased staff to provide direct supervision in all public areas. This additional staffing would result in increased costs to operate the library. ✓*
- The addition of a second floor would result in an increase in ongoing expenses associated with maintenance of an elevator. ✓*
- The addition of a second floor would result in an increase in ongoing expenses associated with maintenance of additional restrooms and work spaces. ✓*

A one-story building was selected as the preferred alternative for the project. The WQR and mapped HCA occupy almost all of the eastern half of the project site. Because of the location and extent of the resources on the site, it is not possible to construct a library building large enough to meet the community's needs and to provide the required parking, walkways, and other required infrastructure and totally avoid impacts to the WQR and HCA. ✓

Development within the WQR and HCA has been limited to the area necessary to allow for the proposed use. The proposed building has been sited as far west on the site as possible to allow for the required parking spaces, provide the minimum amount of space necessary for the construction of a library building of a size that meets community needs, and minimize disturbance to the WQR and mapped HCA. Much of the proposed library building will be constructed within the existing footprint of the existing building and parking lot, to minimize impacts to the vegetated portion of the WQR. The eastern side of the building foundation will be constructed in a manner that minimizes the extent of temporary encroachment into the WQR. Measures are proposed to minimize the proposed stormwater planter east of the building; it is the minimum size necessary to provide the required treatment of the rooftop runoff in order to minimize permanent disturbance in the WQR. Proposed parking areas will be located entirely outside the WQR and HCA. ✓

Per the WQR and HCA Mitigation Plan, all temporary or permanent disturbances will be either restored or mitigated. Mitigation for the unavoidable impacts will be provided through the following measures: ✓

- Inventory of man-made debris and noxious materials throughout the vegetated corridor that might be present within the WQR and the removal of any such material present; ✓*

- *Implementation of a stormwater plan that meets City requirements for runoff rates and water quality; ✓*
- *Tree protection measures to prevent impacts to existing trees to remain within the vegetated corridor. Protective measures will include a 6-foot-high fence installed at a distance of one foot per one inch of trunk diameter at breast height (dbh) to protect the tree's root zone. Pedestrian and vehicular access will also be limited within the tree protection zones to protect the roots of the trees; ✓*
- *Removal of non-native, invasive plants from the vegetated corridor in the entire area; and ✓*
- *Installation of 19 trees and 96 shrub plantings within the vegetated corridor to enhance and restore a diverse, native plant community. The total planting area proposed is 11,367 sq ft which is 3 times the area of permanent disturbance. Comprehensive planting lists are included to identify tree and plant species, size, and quantity in the ratios listed in MMC Subsection 19.402.11.D.2.b. All species proposed are native species and are identified on the Milwaukie Native Plant List. The native species of trees, shrubs, and groundcover planted will improve the quality of vegetated cover within the WQR and HCA. A final planting and restoration plan is required prior to any construction activities, and shall include the marginal Class B WQR area at the southern end of the pond. A condition of approval has been included to address this. ✓*

Although the proposed new disturbance has been reduced, we are proposing to do the same amount of mitigation as initially proposed.

More than 3x with reduced disturbance area

The technical report demonstrates that the proposed activity is the least impactful option that also restores and improves the streambank area and reduces the likelihood of further slope erosion. ✓

As conditioned, the Planning Commission finds that the applicant's impact evaluation and alternatives analysis is sufficient for purposes of reviewing the proposed activity against the approval criteria provided in MMC 19.402.12. This standard is met. ✓

(2) Approval Criteria

MMC 19.402.12.B provides the approval criteria for discretionary review as follows:

- a) **Avoid** – The proposed activity avoids the intrusion of development into the WQR and/or HCA to the extent practicable, and has less detrimental impact to the natural resource areas than other practicable alternatives.
- b) **Minimize** – If the applicant demonstrates that there is no practicable alternative to avoid disturbance of the natural resource, then the proposed activity shall minimize detrimental impacts to the extent practicable.
- c) **Mitigate** – If the applicant demonstrates that there is no practicable alternative that will avoid disturbance of the natural resource, then the proposed activity shall mitigate for adverse impacts to the resource area.

The applicant shall present a mitigation plan that demonstrates compensation for detrimental impacts to ecological functions, with mitigation occurring on the site of the disturbance to the extent practicable, utilization of native plants, and a maintenance plan to ensure the success of plantings.

The proposed activity would minimize disturbance impacts to the WQR and HCA on the site to the extent practicable while still achieving the goal of constructing a new library to meet community needs. ✓

The report provides rationale for why an alternative with less impact on WQR and HCA (a two-story building) is not practicable. The report notes that the proposed building has been sited as far to the west as possible to avoid impacts to the vegetated portion of the WQR/HCA as much as possible, and it is clear from the site constraints that a one-story library expansion that avoids HCA/WQR entirely is likely not practicable. The fact that the existing, undersized library extends into the WQR and HCA highlights this point. ✓

The report identifies measures that the project will incorporate to minimize impacts to habitat and ecological functions, soil and vegetation, hydrologic conditions, and wildlife corridors. The most significant natural resources on the site are the mature riparian trees that provide the basis for the HCA designation. A Construction Management Plan (CMP) must establish root protection zones (RPZs) around trees in WQR and HCA adjacent to any approved work area. Per 19.402.9, the RPZ shall extend from the trunk to the outer edge of the tree's canopy, or as close to the outer edge of the canopy as is practicable for the approved project. The proposed project involves ground-disturbing activities within the outer edge of the tree canopy, but the report does not mention RPZs or document any analysis of the potential for tree impacts resulting from ground disturbance within default RPZs. Since protecting the existing mature trees on-site is critical to avoiding and minimizing resource impacts, a condition has been added to require a CMP that must provide additional analysis to minimize impacts to mature trees. ✓ ←

The construction management plan, including a final tree protection plan (with RPZs) is in development and will be submitted in the coming weeks.

The proposed planting area covers the entire temporary disturbance area within the HCA/WQR, as well as additional area within the HCA/WQR where no disturbance is proposed, totaling 11,367 sq ft. The species proposed in the PHS mitigation plan include bigleaf maple, red alder, and western red cedar trees, along with red-osier dogwood, Indian plum, and snowberry shrubs. The proposed mix of native trees and shrubs is well-suited for the riparian conditions at the site, and most of the proposed species can be found on the site currently, indicating a good potential for planting success. As conditioned, the riparian restoration planting should include removal of English ivy, along with other non-native invasive vegetation. The removal of invasive species and proposed two-year monitoring/maintenance period will help ensure plant establishment. A final planting and restoration plan is required prior to any construction activities, and shall include the marginal Class B WQR area at the

southern end of the pond. ✓

The proposed mitigation approach for addressing adverse impacts to the HCA appears to be adequate and commensurate with the impacts. ✓

As conditioned, the Planning Commission finds that the proposed activity meets the approval criteria for discretionary review. ✓

e. MMC Subsection 19.402.15 Boundary Verification and Map Administration

MMC 19.402.15 establishes standards for verifying the boundaries of WQRs and HCAs and for administering the City's Natural Resource (NR) Administrative Map.

The locations of WQRs are determined based on the provisions of MMC Table 19.402.15. For streams, the WQR includes the feature itself and a vegetated corridor that extends 50 ft from the ordinary high water mark or 2-year recurrence interval flood elevation. Where the slope exceeds 25% for less than 150 ft, the vegetated corridor is measured with a 50-ft width from the break in the 25% slope. For wetlands, a wetland delineation report prepared by a professional wetland specialist and approved by the Department of State Lands (DSL) is required.

For HCAs, the City's NR Administrative Map is assumed to be accurate with respect to location unless challenged by the applicant, using the procedures outlined in either MMC Subsection 19.402.15.A.1 or MMC Subsection 19.402.15.A.2.b.

The applicant's report explains that Spring Creek and its adjacent wetland are Primary Protected Water Features under MMC and that the WQR includes the stream/wetland and the Vegetated Corridor that extends outward 50 feet from the wetland boundary. The applicant submitted a wetlands delineation report prepared by Apex, which was also submitted to DSL. Combining Spring Creek (below ordinary high water) with its adjacent wetland (above ordinary high water) into a single "wetland" feature representing the Primary Protected Water feature is acceptable for establishing the adjacent vegetated corridor and thus the WQR regulated by MMC. It is a conservative approach that maximizes resource protections. ✓

The applicant is not challenging the accuracy of the NR Administrative Map with respect to the HCA location on the site. Through field reviews of the site, the City's consultant has confirmed that the mapped HCA boundaries are reasonable for planning purposes and are reflective of the resources warranting protection. However, as a result of the disturbance allowed by the approval of the proposed development, the NR Administrative Map shall be adjusted accordingly to remove those HCA locations that will be permanently disturbed by the proposed development. ✓

The Planning Commission finds that the City's NR Administrative Map shall be adjusted to reflect the information provided by the applicant with respect to the location of the permanent disturbance to the HCA. ✓

As conditioned, the Planning Commission finds that the proposed activity, including

disturbance and restoration of a portion of the designated natural resource areas on the subject property, meets all applicable standards of MMC 19.402.

7. MMC 19.508 Downtown Site and Building Design Standards

MMC 19.508.4 establishes the building design standards for development in the DMU Zone.

a. Building Façade Details

(1) 19.508.4.A.2.a Vertical Building Façade

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

Not applicable as the proposed development is 1 story. ✓

(2) 19.508.4.A.2.b. Horizontal Building Façade

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

Not applicable as there are no adjacent facades. ✓

(b) 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 the 21st Ave facade. This requirement is mitigated by the main large central glass entry area which breaks up the elevation into 2 distinct facades. The glass entry area is the full building height. The applicant has addressed the applicable Downtown Design Guidelines as detailed in Finding 11). ✓

The proposed development complies with this standard as the 21st Ave façade complies with Downtown Design Guidelines (see Finding 11).

b. 19.508.4.B.2 Corners

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):

(1) The primary entry to the building located within 5 ft of the corner.

The proposed development does not comply with this standard. To reflect the building program, the main entry is centrally located mid-block on the 21st Ave façade. ✓

(2) 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.

The proposed development complies with this standard. The undulating roof form creates a taller building volume at the corner of Harrison St and 21st Ave. ✓

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

The proposed development features a building cut that is at a shallower angle for the entire south façade, displaying architectural contrast. ✓ ← *The revised building geometry brings this angle closer to 45 deg.*

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

A broad exterior canopy with large planting areas and seating extends from the SW corner at Harrison St all the way to main entry mid-block on 21st Ave. ✓

The proposed development complies with this standard as two of the required elements are found in the proposed design. ✓

c. 19.508.C.2 Weather Protection

All buildings shall provide weather protection for pedestrians as follows:

(1) Minimum Weather Protection Coverage

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

(b) 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.

(c) 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.

(d) 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.

(2) 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.

The proposed development complies with this standard. A broad canopy 11 ft – 13 ft wide protects pedestrians along the primary pedestrian path from Harrison St to the library's main entrance. Nearly 60% of the fronting sidewalk area is covered by the broad canopy. While the proposed canopy exceeds the maximum 6 ft in width, this is because the pedestrian walkway is much wider than a typical sidewalk. ✓

10' 11" - 11' 3"
The revised building geometry results in a slightly narrower covered entry walkway and still generously exceeds the 6 ft. max.

d. 19.508.D.2 Exterior Building Materials

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.

- (1) Buildings shall utilize primary materials for at least 65% of each applicable building façade.
- (2) Secondary materials are permitted on no greater than 35% of each applicable building façade.
- (3) 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.).
- (4) Buildings shall not use prohibited materials on any exterior wall, whether or not it is a street-facing façade.

The proposed development complies with this standard. The project utilizes primarily of stained, vertically oriented cedar siding, fiberglass-framed insulated glazing units and some dark grey matte finish sheet metal panels. The chosen cedar material is intended to have the building closely relate to the adjacent natural area and act as a transition from downtown development to the natural area and residential neighborhoods. ✓

e. 19.508.4.E Windows and Doors

(1) 19.508.4.E.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.

The proposed development does not comply with this standard. Along 21st Ave, 19.4% of the ground-floor street area consists of openings. Along Harrison St, 35% of the ground-floor street area consists of openings. ✓

Refer to revised Elevations for updated glazing percentages.

The west façade, facing 21st Ave, has less than the minimum required amount of openings/glazing. This is to limit thermal gain on the west side and to reduce the exposure to the adjacent residential development to maintain privacy. However, the building is designed at a human scale using natural construction materials in order to reduce the perceived bulk at the ground level. The use of large windows and native landscaping manages to soften the building and maintain a safe and comfortable pedestrian environment. Windows have been aligned such that one can see through the building from the west to the east to maximize visibility to the natural area at Spring Creek. The focus of the building is toward the natural areas and not to the parking lot to the west. ✓

The applicant responds to this standard by addressing the applicable Downtown Design Guidelines (see Finding 11). ✓

(2) 19.508.4.E.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.

The proposed development complies with this standard. However, in certain areas, the window sills are 30 inches above the adjacent walkway. This is to accommodate accessibility design as well as to accommodate interior power outlets and to provide a moderate level of privacy immediately adjacent to staff areas and workstations. ✓

The applicant acknowledges these standards and will ensure compliance with window glass material. ✓

The applicant responds to this standard by addressing the applicable Downtown Design Guidelines (see Finding 11). ✓

(3) 19.508.6. 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.

The application materials, including a statement from the application, confirm that the proposed development will comply with this standard. ✓

f. 19.508.4.F Roofs and Rooftop Equipment

(1) 19.508.4.F.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.

The proposed design addresses this purpose statement through a roof form that undulates rather than a more traditional flat roof or gable roof design, which differentiates it from adjacent buildings. No parapet is proposed so that the sculptural form of the building is enhanced and to maximize the visibility of the roof-mounted solar photovoltaic panels. ✓

The applicant responds to this standard by addressing the applicable Downtown Design Guidelines (see Finding 11). ✓

(2) 19.508.4.F.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.

As proposed the development will meet these standards – the only roof top equipment proposed are solar panels. ✓

The proposed design meets the design standards detailed in MMC 19.508, except for 19.508.4.A.2.b (2), 19.508.4.C.2.a (3), 19.508.4.E.3.a, 19.508.4.E.5.c, and 19.508.4.F as described above. Finding 11 details consistency with the applicable Downtown Design Guidelines as they relate to the above-mentioned design standards. ✓

8. MMC 19.600 Off-Street Parking and Loading

MMC 19.600 regulates off-street parking and loading areas on private property outside the public right-of-way. The purpose of these requirements includes providing adequate space for off-street parking, minimizing parking impacts to adjacent properties, and minimizing environmental impacts of parking areas.

a. MMC Section 19.602 Applicability

MMC 19.602 establishes the applicability of the provisions of MMC 19.600. Specifically, MMC Subsection 19.602.3 addresses applicability for development of vacant sites as well as for improvements to existing off-street parking areas for development and changes in use.

The proposed development will construct a new, larger library on the subject property and will reconfigure the site and associated parking. This represents an increase of more than 50% of the existing floor area and more than 100% of the existing structure footprint, which triggers a requirement for compliance with MMC 19.600 as per MMC Subsection 19.602.3.A. ✓

The Planning Commission finds that the standards of MMC 19.600 are applicable to the proposed development. ✓

b. MMC Section 19.605 Vehicle Parking Requirements

MMC 19.605 establishes standards to ensure that development provides adequate vehicle parking based on estimated parking demand. MMC Table 19.605.1 provides minimum and maximum requirements for a range of different uses. MMC 19.605.1 establishes minimum and maximum off-street parking requirements. The minimum number of off-street parking spaces required for a library is 1 space per 1,000 sq ft; the maximum is 1.2 spaces per 1,000 sq ft.

Subsection 19.605.2 allows for the modification of minimum and maximum parking ratios from Table 19.605.1 as well as the determination of minimum and maximum parking requirements.

For the proposed library project, a minimum of 20 and a maximum of 24 parking spaces would be permitted. Park uses are not addressed in the table of uses to establish required off-street parking standards. The proposal includes 28 parking spaces, including 2 accessible spaces and 2 carpool spaces. In order to exceed the maximum number of parking spaces, the applicant has requested a parking modification to allow the additional 4 parking spaces. This is to account for use of Scott Park without impacting library parking needs. The existing library parking lot serves both the library and Scott Park and has 38 parking spaces, so the request is a reduction in overall parking.

Subject to approval of the parking modification, this criterion is met. ✓

Reduced building footprint reduces the min and max allowable spaces. The revised proposal still includes 28 spaces.

c. MMC Section 19.606 Parking Area Design and Landscaping

MMC 19.606 establishes standards for parking area design and landscaping, to ensure that off-street parking areas are safe, environmentally sound, and aesthetically pleasing, and that they have efficient circulation.

(1) MMC Subsection 19.606.1 Parking Space and Aisle Dimension

MMC 19.606.1 establishes dimensional standards for required off-street parking spaces and drive aisles. For 90°-angle spaces, the minimum width is 9 ft and minimum depth is 19 ft, with a 22-ft-wide drive aisles for either one- or two-way maneuvering.

The applicant has submitted a parking plan that utilizes 90°-angle spaces and a two-way drive aisle. As proposed, the dimensions for new spaces is 6 inches narrower than permitted. ✓

The revised parking lot configuration accommodates 100% compliant parking stalls

The design requires a variance to remain as proposed, or the parking lot must be redesigned to show spaces that meet the dimensional standard. no longer req'd

(2) MMC Subsection 19.606.2 Landscaping

MMC 19.606.2 establishes standards for parking lot landscaping, including for perimeter and interior areas. The purpose of these landscaping standards is to provide buffering between parking areas and adjacent properties, break up large expanses of paved area, help delineate between parking spaces and drive aisles, and provide environmental benefits such as stormwater management, carbon dioxide absorption, and a reduction of the urban heat island effect.

(a) MMC 19.606.2.C Perimeter Landscaping

In the downtown, there is no minimum width for perimeter landscaping.

The subject property is in the DMU Zone; this standard does not apply. ✓

(b) MMC 19.606.2.D Interior Landscaping

At least 25 sq ft of interior landscaped area must be provided for each parking space. Planting areas must be at least 120 sq ft in area, at least 6 ft in width, and dispersed throughout the parking area. For landscape islands, at least 1 tree shall be planted per island, with the remainder of the buffer planted with grass, shrubs, ground cover, mulch, or other landscaped treatment.

The applicant's site plans show a single aisle of parking for all 28 spaces with 6 planted islands breaking up the spaces. The 28 spaces provided require a total area of 700 sq ft of interior landscaping; the total area of the proposed islands is over 1,000 sq ft. A final landscaping and planting plan is required prior to any construction activity begins. The planted areas are nearly identical to the previous submission. Ref site plans.

As conditioned, this standard is met. ✓

(3) MMC Subsection 19.606.3 Additional Design Standards

MMC 19.606.3 establishes various design standards, including requirements related to paving and striping, wheel stops, pedestrian access, internal circulation, and lighting.

(a) MMC Subsection 19.606.3.A Paving and Striping

Paving and striping are required for all required maneuvering and standing areas, with a durable and dust-free hard surface and striping to delineate spaces and directional markings for driveways and accessways.

As proposed, meeting the minimum parking space dimensions or with an approved variance, the modified parking lot will be paved and striped in accordance with the standards of MMC 19.606.3.A. ✓

As conditioned, this standard is met. ✓

(b) MMC 19.606.3.B Wheel Stops

Parking bumpers or wheel stops are required to prevent vehicles from encroaching onto public right-of-way, adjacent landscaped areas, or pedestrian walkways. Curbing may substitute for wheel stops if vehicles will not encroach into the minimum required width for landscape or pedestrian areas.

As proposed, each parking space has a wheel stop meeting these requirements.

This standard is met. ✓

(c) MMC 19.606.3.C Site Access and Drive Aisles

Accessways to parking areas shall be the minimum number necessary to provide access without inhibiting safe circulation on the street. Drive aisles shall meet the dimensional requirements of MMC 19.606.1.

As proposed, the parking area drive aisle is 22 ft wide and meets the relevant dimensional requirements of MMC 19.606.1.

This standard is met. ✓

(d) MMC 19.606.3.D Pedestrian Access and Circulation

Pedestrian access shall be provided so that no off-street parking space is further than 100 ft away, measured along vehicle drive aisles, from a building entrance or a walkway that is continuous, leads to a building entrance, and meets the design standards of Subsection 19.504.9.E.

As proposed, each parking space is adjacent to a pedestrian walkway.

This standard is met. ✓

(e) MMC 19.606.3.E Internal Circulation

The Planning Director has the authority to review the pedestrian, bicycle, and vehicular circulation of the site and impose conditions to ensure safe and efficient on-site circulation. Such conditions may include, but are not limited to, on-site signage, pavement markings, addition or modification of curbs, and modification of drive aisle dimensions.

The Planning Director has reviewed the proposed parking plan. Per Finding 8.c(1), a revised plan showing parking spaces meeting the minimum dimensions, or an approved variance to these standards, are required.

As conditioned, this standard is met. ✓

(f) MMC 19.606.3.F Lighting

Lighting is required for parking areas with more than 10 spaces and must

have a cutoff angle of 90 degrees or greater to ensure that lighting is directed toward the parking surface. Lighting shall not cause a light trespass of more than 0.5 footcandles measured vertically at the boundaries of the site, and shall provide a minimum illumination of 0.5 footcandles for pedestrian walkways in off-street parking areas.

The applicant's submittal materials include a site plan showing the locations of proposed light fixtures. However, a lighting plan was not included confirm the actual illumination levels. A condition has been established to require a lighting plan sufficient to demonstrate that all on-site walkways and parking spaces will be adequately lit. The Lighting Guidelines in the Downtown Design Guidelines are not applicable to this review, given that there are no lighting standards in MMC 19.508, but the DLC made recommendations regarding lighting, which have been incorporated into the conditions of approval.

As conditioned, this standard is met. ✓

The revision submission includes an updated parking lot illumination calculation study.

As conditioned, the applicable additional design standards of MMC 19.606.3 are met. ✓

As conditioned, the Planning Commission finds that the applicable design and landscaping standards of MMC 19.606 are met. ✓

d. MMC Section 19.608 Loading

MMC 19.608 establishes standards for off-street loading areas and empowers the Planning Director to determine whether or not loading spaces are required. In the case of the new library, the Planning Director has determined that no loading spaces are required.

The Planning Commission finds that this standard is not applicable. ✓

e. MMC Section 19.609 Bicycle Parking

MMC 19.609 establishes standards for bicycle parking, which is required for all new commercial and industrial development. The required quantity of bicycle parking spaces is equivalent to 10% of the minimum vehicle parking required, with a minimum of 2 bicycle spaces. Bicycle parking spaces must be at least 2 ft by 6 ft, with a 5-ft-wide access aisle and securely anchored racks that allow the frame and one wheel of a bike to be locked to the rack using a U-shaped lock. Bicycle parking spaces must be illuminated to a level of at least 0.5 footcandles and located within 50 ft of the main building entrance.

As addressed in Finding 8-b, a minimum of 20 vehicle parking spaces are required for the proposed development, resulting in a minimum requirement of 2 bicycle parking spaces. The applicant's site plan shows 12 bicycle parking spaces located near a main entrance of the building, where they will be illuminated by the exterior building lighting.

The Planning Commission finds that this standard is met. ✓

f. MMC Section 19.610 Carpool and Vanpool Parking

MMC 19.610 establishes parking standards for vehicles used to carpool, which is required for all new commercial and industrial development. The required quantity of carpool parking spaces is equivalent to 10% of the minimum vehicle parking required, with a minimum of 2 bicycle spaces. Carpool parking spaces must be located closer to the main building entrances than other employee parking, except ADA spaces.

As addressed in Finding 8-b, a minimum of 20 vehicle parking spaces are required for the proposed development, resulting in a minimum requirement of 2 carpool parking spaces. The applicant's materials indicate that 2 carpool parking spaces are proposed. However, additional details about the proposed on-site designation of the proposed carpool parking are needed to ensure that it complies with the signage or pavement marking standards of MMC Subsection 19.610.4. A condition has been established to ensure that these standards are met.

As conditioned, the Planning Commission finds that this standard is met. ✓

The Planning Commission finds that, as conditioned, the proposed development meets the applicable off-street parking standards of MMC 19.600. ✓

9. MMC 19.700 Public Facility Requirements

MMC 19.700 establishes provisions to ensure that development provides public facilities that are safe, convenient, and adequate in rough proportion to their public facility impacts.

a. MMC Section 19.702 Applicability

MMC 19.702 establishes the applicability of the provisions of MMC 19.700, including land divisions, new construction, and modification or expansion of an existing structure or a change or intensification in use that result in any projected increase in vehicle trips or any increase in gross floor area on the site.

The applicant proposes to demolish the library and construct a building that is significantly larger, which results in an intensification of use of the site and a projected increase in vehicle trips. The development triggers the requirements of MMC 19.700. ✓

The Planning Commission finds that the standards and requirements of MMC 19.700 are applicable to the proposed development. ✓

b. MMC Section 19.703 Review Process

MMC 19.703 establishes the review process for development that is subject to MMC 19.700.

(1) MMC Subsection 19.703.1 Preapplication Conference

MMC 19.703.1 establishes that all proposed development that is subject to MMC 19.700 shall schedule a preapplication conference with the City prior to submittal of the land use application.

The applicant had a preapplication conference with City staff prior to application submittal, on September 21, 2017. ✓

(2) MMC Subsection 19.703.2 Application Submittal

MMC 19.703.2 requires that all proposed development that is subject to MMC 19.700 and that requires a land use application shall submit a Transportation Facilities Review (TFR) application. For projects that do not require a Transportation Impact Study (TIS) as per MMC Section 19.704, a separate TFR application is not required and compliance with MMC 19.700 will be reviewed with the other concurrent land use application(s).

A TIS was not triggered as discussed in Finding 9-c, other land use applications are required and so compliance with MMC 19.700 will be reviewed as part of this land use application submittal. ✓

(3) MMC Subsection 19.703.3 Approval Criteria

MMC 19.703.3 establishes approval criteria for development subject to MMC 19.700, including requirements for transportation facility improvements and mitigation at the time of development in rough proportion to the potential impacts of the development as per MMC Section 19.705.

The applicant will provide transportation improvements and mitigation in accordance with the standards in 19.700 and the Public Works Standards. Required improvements and mitigation will be in rough proportion to the potential impacts of the development as per MMC 19.705. ✓

(4) MMC Subsection 19.703.4 Determinations

MMC 19.703.4 establishes the 4 key determinations related to transportation facility improvements that occur during the processing of a land use application. These include impact evaluation, street design, proportional improvements, and fee in lieu of construction.

The Engineering Director has determined that the proposed development would result in impacts to the transportation system. The applicant has provided sufficient information for the Engineering Director to determine the Impacts to the transportation system. ✓

The Planning Commission finds that the appropriate review procedures have been followed, and the relevant criteria have been addressed. ✓

c. MMC Section 19.704 Transportation Impact Evaluation

MMC 19.704 establishes the process and requirements for evaluating development

impacts on the surrounding transportation system, including determining when a formal Transportation Impact Study (TIS) is necessary and what mitigation measures will be required.

The Engineering Director has determined that the applicant has provided enough information for the Engineering Director to properly evaluate the proposed development's impacts, and the Engineering Director has determined there is an impact to the transportation system by the proposed development. ✓

Although the existing site use is a library and will continue to remain a library, there is an expected trip increase of 56 PM peak-hour trips from construction of the new building, which includes an additional 7,750 sq ft beyond the floor area of the existing building. The Engineering Director has determined that there is enough data to determine the new impact to the surrounding transportation system, based on the preapplication information; therefore, a TIS was not required. ✓

The Planning Commission finds that this standard is met. ✓

Unsure how the proposed building area reduction has an effect on this figure

This area will reduce to reflect the proposed building area reduction

d. MMC Section 19.705 Rough Proportionality

MMC 19.705 requires that transportation impacts of the proposed development be mitigated, as determined by the Engineering Director. Specifically, MMC Subsection 19.705.2 establishes the following guidelines for consideration when determining proportional improvements:

- (1) Condition and capacity of existing facilities within the impact area in relation to City standards. The impact area is generally defined as the area within a ½-mile radius of the proposed development. If a TIS is required pursuant to Section 19.704, the impact area is the TIS study area.
- (2) Existing vehicle, bicycle, pedestrian, and transit use within the impact area.
- (3) The effect of increased demand associated with the proposed development on transportation facilities and on other approved, but not yet constructed, development projects within the impact area.
- (4) The most recent use when a change in use is proposed that does not involve new construction.
- (5) Applicable Transportation System Plan (TSP) goals, policies, and plans.
- (6) Whether any route affected by increased transportation demand within the impact area is listed in any City program including, but not limited to, school trip safety, neighborhood traffic management, capital improvement, and system development improvement.
- (7) Accident history within the impact area.
- (8) Potential increased safety risks to transportation facility users, including pedestrians and cyclists.

- (9) Potential benefit the development property will receive as a result of the construction of any required transportation facility improvements.
- (10) Other considerations as may be identified in the review process.

The Engineering Director has determined that the proposed development does not trigger mitigation of impacts beyond the required frontage improvements. The proposed development has potential impacts to Harrison Street and 21st Avenue. The impacts are significant; however, the surrounding transportation system is anticipated to continue to operate at the level of service prior to the proposed development. ✓

The Engineering Director has determined that rough proportionality guidelines 1, 2, 3, 5, 6, 8, 9, and 10 apply. Condition of approval 7, has been established to ensure that adequate mitigation is provided.

As conditioned, the Planning Commission finds that the proposed development meets the minimum requirements to provide for mitigation to be consistent with MMC 19.705.

e. MMC Section 19.707 Agency Notification and Coordinated Review

MMC 19.707 establishes provisions for coordinating land use application review with other agencies that may have some interest in a project that is in proximity to facilities they manage.

The application was referred to TriMet for comment. None were received.

f. MMC Section 19.708 Transportation Facility Requirements

MMC 19.708 establishes the City's requirements and standards for improvements to public streets, including pedestrian, bicycle, and transit facilities.

(1) MMC Subsection 19.708.1 General Street Requirements and Standards

MMC 19.708.1 requires that all development comply with access management, clear vision, street design, connectivity, and intersection design and spacing standards.

(a) MMC Subsection 19.708.1.A Access Management

Access requirements shall comply with access management standards contained in MMC Chapter 12.16 Access Management.

(i) MMC Section 12.16.040 Access Requirements and Standards

MMC 12.16.040 establishes standards for accesses (driveways).

- MMC 12.16.040.A requires that all properties be provided street access with the use of an accessway.

The proposed development is consistent with MMC 12.16.040A.

- MMC 12.16.040.B establishes standards for access spacing onto arterial and collector streets.

The proposed development is not modifying its access to the right-of-way. Harrison St. Access will remain via 21st Avenue. ✓

The proposed development is consistent with MMC 12.16.040.B. ✓

- MMC 12.16.040.C establishes standards for accessway locations, including double frontage, distance from property line, and distance from intersection.

The site is maintaining its existing accessway on 21st Avenue, which is a local street. The proposed development is consistent with MMC 12.16.040.C.1. ✓

- MMC 12.16.040.D establishes standards for the number of accessway locations.

The site's single accessway will access the 21st Avenue right-of-way. ✓

MMC 12.16.040.D.2 and D-3 do not apply to this development, as no new accessways onto arterials or collectors are proposed. ✓

- MMC 12.16.040.E and 12.16.040.F establish standards for accessway design and size, respectively.

Proposed driveways will conform to MMC 12.16.040.E and 12.16.040.F through compliance with the Public Works Standards. ✓

The Planning Commission finds that the proposed development complies with the applicable criteria of MMC Chapter 12.16 and MMC 19.708.1.A. ✓

(b) MMC Subsection 19.708.1.B Clear Vision

MMC 19.708.1.B establishes standards for maintaining clear vision as required in MMC Chapter 12.24 Clear Vision at Intersections.

(i) MMC Section 12.24.030 Requirements

Proposed driveways, accessways, and intersections will conform to MMC 12.24.030 through compliance with the Public Works Standards. ✓

The Planning Commission finds that the proposed development complies with the applicable criteria of MMC Chapter 12.24 and MMC 19.708.1.B. ✓

(c) MMC Subsection 19.708.1.C Development in Downtown Zones

MMC 19.708.1.C establishes standards for frontages in downtown zones that are on street sections shown in the Public Area Requirements.

The street design for this portion of Harrison Street is addressed in Public Works Standards (PWS) drawing number 714C. The required improvements for this development are as follows: 10-foot curb-tight sidewalk, 5-foot bike lane, and an 11-foot travel lane. 21st Avenue no longer has a downtown design, as the street is

The design team engaged with engineering director Chuck Eaton on 9/24/18 to determine the preferred driveway / crosswalk design to both address the standard and accommodate the existing crosswalk ramp. The result of that conversation is what is being proposed

no longer planned to extend north to connect to Main Street. The remaining 21st Avenue serves as access for the North Main apartments to the west. Applicant will be responsible for constructing a concrete driveway approach across the 21st Avenue right-of-way that matches the existing width of the street. Applicant has expressed interest in paying fee in lieu of construction (FILOC). As this portion of Harrison is identified on the City's Capital Improvement Plan, this property is eligible for FILOC. ✓

The existing right-of-way width of Harrison Street in front of development property is 60-feet. The total right-of-way width required for the full street improvements is 60-feet. The southeast corner of development site extends into the existing alignment of Harrison Street. Applicant will be responsible for establishing the right-of-way boundary that matches the alignment of Harrison Street per the Public Works Standards. If applicant elects to construct parking on the north side of Harrison Street, then an additional 8-feet of dedication will be required. ✓

The Planning Commission finds that the proposed development is consistent with the applicable standards of MMC 19.708.1.C. ✓

10. MMC 19.904 Community Service Use Review

MMC 19.904 provides standards and procedures for review of applications for community service uses. These are uses that are not specifically allowed outright in most zoning districts but that address a public necessity or otherwise provide some public benefit. Community service uses may include schools, government buildings, hospitals, religious institutions, utilities, parks, communication facilities, or private or public recreation facilities.

- a. MMC 19.904.2 Applicability – lists the various uses that are allowed through the Community Service Use Process.

The applicant is seeking land use approvals for a major modification to a Community Service Use for the purpose of constructing a new 20,000-sq ft single-story library on the existing site of the Ledding Library. ✓

MMC 19.904.2.A lists the Community Service Uses that are categorized as Institutions – Public or Private and Other Public Facilities. Examples of uses are schools, governments office buildings, hospitals, cemetery, nursing or convalescent home, religious institutions, community meeting building, temporary or transitional facility, and other similar uses as determined by the Planning Commission. ✓

The Planning Commission finds that the proposed development is a major modification to a Community Service Use and the standards of MMC 19.904 are applicable to the proposed development ✓

- b. MMC 19.904.3 establishes the review process for CSUs. Except for wireless

communication facilities and minor modifications to existing CSUs, applications for new CSUs are subject to Type III review (MMC 19.1006).

The proposed development is the demolition and construction of a new library. ✓

The Planning Commission finds that the proposed development is subject to the procedures for Type III review outlined in MMC 19.1006. ✓

c. MMC 19.904.4 establishes the following approval criteria CSUs:

- (a) The building setback, height limitation, and off-street parking and similar requirements governing the size and location of development in the underlying zone. Where a specific standard is not proposed in the CSU, the standards of the underlying zone must be met.

The proposed development complies with the base zone standards for the DMU Zone (see Finding 5). ✓

Parking and Loading – Subject to the approval of a parking modification, the proposed development complies with Chapter 19.600 (see Finding 7). The proposed development will have 28 parking spaces, which requires the provision of 3 bicycle parking spaces. The proposal includes 8 covered bicycle space and 4 uncovered bicycle spaces. The proposed development complies with MMC 19.609. ✓

Landscaping – Landscaping using native plants is proposed to mitigate the and restore the disturbed natural resource areas. ✓

Public Facility Improvements – Chapter 19.700 applies to this project (see Finding 9). ✓

The Planning Commission finds that, as conditioned, this criterion is met. ✓

- (b) Specific standards for the proposed uses as found in Subsections 19.904.7-11 are met.

19.904.9 Specific Standards for Institutions—Public, Private, Religious, and Other Facilities not Covered by Other Standards

- A. Utilities, streets, or other improvements necessary for the public facility or institutional use shall be provided by the agency constructing the use.

Utilities, streets, and other infrastructure improvements are existing for the site and are adequate for the proposed development. ✓

- B. When located in or adjacent to a residential zone, access should be located on a collector street if practicable. If access is to a local residential street, consideration of a request shall include an analysis of the projected average daily trips to be generated by the proposed use and their distribution pattern, and the impact of the traffic on the capacity of the street system which would serve the use. Uses which are estimated to

generate fewer than 20 trips per day are exempted from this subsection.

The site is accessed from Harrison St, which is classified as an arterial street. ✓

- C. When located in a residential zone, lot area shall be sufficient to allow required setbacks that are equal to a minimum of $\frac{2}{3}$ the height of the principal structure. As the size of the structure increases, the depth of the setback must also increase to provide adequate buffering.

The site is located in the DMU Zone. This standard does not apply. ✓

- D. The height limitation of a zone may be exceeded to a maximum height of 50 ft provided Subsection 19.904.9.C of this subsection is met.

The proposed building will be 27 ft high as measured from the sidewalk. ✓

- E. Noise-generating equipment shall be sound-buffered when adjacent to residential areas.

Exterior noise-generating equipment will be isolated within a mechanical courtyard. ←

Courtyard has been modified into a roof pit, but will appear, and acoustically-perform similarly

- F. Lighting shall be designed to avoid glare on adjacent residential uses and public streets.

Modern exterior light fixtures have been selected to minimize light pollution, particularly toward the adjacent residences. A condition has been included that requires a photometric plan to be submitted showing compliance with applicable regulations. ✓

- G. Where possible, hours and levels of operation shall be adjusted to make the use compatible with adjacent uses.

Proposed operational hours are expected to be similar to the hours for the existing facility. Currently, the library is open 7 days a week, Monday-Thursday 10:00am – 9:00pm, Friday-Saturday 10:00am – 6:00pm, Sunday 12:00pm – 6:00pm. ✓

- H. A spire on a religious institution may exceed the maximum height limitation. For purposes of this subsection, “spire” means a small portion of a structure that extends above the rest of the roofline, or a separate structure that is substantially smaller than the main structure and extends above the roofline of the main structure. “Spire” includes but is not limited to ornamental spires, bell towers, other towers, minarets, and other similar structures or projections. The number of spires on a religious institution property is not limited, so long as the spires remain only a small portion of the area of the structures.

No spire is proposed. The proposed development is not a religious institution. This standard does not apply. ✓

- I. The minimum landscaping required for religious institutions is the lesser of 15% of the total site area and the percentage required by the underlying

zone.

The proposed development is not a religious institution. This standard does not apply. ✓

- J. Park-and-ride facilities may be encouraged for institutions along transit routes that do not have days and hours in conflict with weekday uses (e.g., religious institutions or fraternal organizations). Such uses may be encouraged to allow portions of their parking areas to be used for park-and-ride lots.

No part of this project is being proposed as a park-and-ride facility. ✓

The Planning Commission finds that, as conditioned, this criterion is met. ✓

- (c) The hours and levels of operation of the proposed use are reasonably compatible with surrounding uses.

The hours of operation are expected to be the same as the current library. The larger library will likely result in an increase in use, which is compatible with the downtown area, particularly as the library site is located close to City Hall and the Waldorf School, which are both civic uses. ✓

- (d) The public benefits of the proposed use are greater than the negative impacts, if any, on the neighborhood.

A library has been located on this site for decades. In 2016, the citizens of Milwaukie supported a bond measure to fund improvements and an expansion to the Ledding Library on the existing site. Any impacts caused by increased use are outweighed by the public benefits of a new, larger public library located in the downtown core. ✓

- (e) The location is appropriate for the type of use proposed.

The applicant considered constructing a new library on a different site. However, the property associated with the existing library was donated to the City with a stipulation that the land must be used for a public library. This fact, coupled with the current accessible location in the downtown core, makes this a very appropriate site for a new public library. ✓

11. MMC 19.907 Downtown Design Review

Per MMC 19.907.3.C, an applicant may elect to have a project reviewed through a Type III discretionary review process. In such cases, the applicant can address downtown design review requirements through a combination of satisfying certain design standards and, in instances where they choose not to utilize design standards, they must demonstrate that the proposal satisfies the purpose statement of the applicable standard or standards and the applicable design guidelines instead. In such a case, the public hearing and decision

must focus on whether or not the project satisfies the requirements of the applicable design guidelines only and the purpose statement of the applicable design standard.

MMC 19.907.7 establishes the approval criteria for design review applications and the process for modifications to the downtown design standards. The approval authority may approve, approve with conditions, or deny a design review application based on the following criteria:

a. Compliance with Title 19 Zoning Ordinance

As detailed in Findings 3-9, the proposed development complies with Title 19.

As conditioned, this criterion is met. ✓

b. Compliance with applicable design standards in Section 19.508.

As detailed in Finding 7, the proposed development complies with Section 19.508, except for 19.508.4.A.2.b (2), 19.508.4.C.2.a (3), 19.508.4.E.3.a, 19.508.4.E.5.c, and 19.508.4.F which are reviewed against the applicable Downtown Design Guidelines. ✓

c. Substantial consistency with the purpose statement of the applicable design standard and the applicable Downtown Design Guideline(s) being utilized in place of the applicable design standard(s).

The proposed design meets the design standards detailed in MMC 19.508, except for 19.508.4.A.2.b (2), 19.508.4.C.2.a (3), 19.508.4.E.3.a, 19.508.4.E.5.c, and 19.508.4.F, specifically:

- Building Façade Details Standard: The proposed design breaks the west elevation into 2 distinct facades, using the glass at the main entry as the break in the façade, rather than setting the façade back 20 ft or breaking the building into separate structures. The purpose of the Building Façade Details standard is “To provide cohesive and visually interesting buildings, particularly on the ground floor.”

The proposed development addresses this purpose statement by using the glass main entrance area as a divide between the northern and southern “wings” of the building. The main entry area is the full building height. Together with the angle of the building which is not a flat façade, the features provide for an adequate architectural break in the façade. ✓

- Weather Protection Standard: The proposed design includes a pedestrian area that is significantly wider than a downtown sidewalk, which includes a canopy that is wider than 6 ft (11–13 ft), but does not project into the public right-of-way.

The purpose of the Weather Protection standard is “To create an all-season pedestrian environment.”

The proposed development addresses this purpose statement by providing a wide pedestrian walkway along the west façade and a complimentary wide canopy measuring between 11 – 13 ft. The proposal provides a large covered pedestrian area that is wider than a typical sidewalk and that can accommodate groups of visitors to the library. ✓ ↖ 10' 11" - 11' 3"

- **Windows and Doors Standard:** The 21st Ave ground-floor area is 20% short of meeting the minimum required glazing/opening area.
- **Windows and Doors Standard:** In several areas, the bottom edge of windows along pedestrian ways are more than 30 inches above the walkway surface.

The purpose of the Windows and Doors standards is “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.”

In certain areas, the window sills are 30 inches above the adjacent walkway. This is to accommodate accessibility design as well as to accommodate interior power outlets and to provide a moderate level of privacy immediately adjacent to staff areas and workstations. ✓

The west façade, facing 21st Ave, has less than the minimum required amount of openings/glazing. This is to limit thermal gain on the west side and to reduce the exposure to the adjacent residential development to maintain privacy. However, the building is designed at a human scale using natural construction materials in order to reduce the perceived bulk at the ground level. The use of large windows and native landscaping manages to soften the building and maintain a safe and comfortable pedestrian environment. Windows have been aligned such that one can see through the building from the west to the east to maximize visibility to the natural area at Spring Creek. The focus of the building is toward the natural areas and not to the parking lot to the west. The DLC recommended that this wall meet a minimum of 24% - 30% of the standard, particularly on the northern one-third of the wall. ✓ ←

- **Roofs Standard:** The proposed shed roof has an undulating form and does not include a parapet or cornice. The purpose of the Roofs and Rooftop Equipment standard is “To create a visually interesting condition at the top of the building

The east facade of the revised proposal is 25% glazing. The northern one-third of the wall maintains a window into the children's storytime area, and a large window into the children's staff area. It is further activated with accent metal paneling and planters featuring small shrubs and cable trellises running up the facade for climbing vines.

that enhances the quality and character of the building.”

The proposed design addresses this purpose statement through a roof form that undulates rather than a more traditional flat roof or gable roof design, which differentiates it from adjacent buildings. No parapet is proposed so that the sculptural form of the building is enhanced and to maximize the visibility of the roof-mounted solar photovoltaic panels.

The Applicable Downtown Design Guidelines to review in connection with these areas of non-compliance are:

- *Milwaukie Character Guidelines*
- *Pedestrian Emphasis Guidelines*
- *Architectural Guidelines*

Refer to Table 2 below for detailed findings for Downtown Design Guidelines.

Table 2. Downtown Design Guidelines

MILWAUKIE CHARACTER GUIDELINES	
Guideline	Recommended Findings
Reinforce Milwaukie's Sense of Place	<p><i>The proposed design is oriented to connect the building and its patrons with the adjacent natural area and with Harrison St, providing a gateway into downtown for people traveling west on Harrison St. The new building would be located adjacent to Harrison St, rather than set back, which establishes a key corner and includes interior reading spaces with large windows creating a highly visible and inviting civic building</i></p> <p><i>The proposed development meets this guideline. ✓</i></p>
Integrate the Environment	<p><i>The building connects the building to the adjacent natural area by using large windows and natural construction materials. The windows are located and sized to optimize views and energy conservation. The large areas of glazing open the library to Spring Creek and Scott Park. By extending the building north toward Scott Park, more activity is likely to occur there, particularly as the children's area is located at this end so that activities can spill out into the park area. A number of occupiable spaces inside the</i></p>

meeting/reading

	<p><i>building have been located along the perimeter to take advantage of particular views of the landscape. The interior is aligned in such a way as to allow views through the building from the parking lot to the natural area to the east. Rainwater management features allow visitors to view the filtration process.</i></p> <p><i>The proposed development meets this guideline. ✓</i></p>
<p>Consider Context</p>	<p><i>Beyond the primary concept to visually connect the library’s main public spaces to the natural area surrounding Spring Creek, a number of interior spaces have been located along the perimeter of the building to take advantage of particular views of the surrounding landscape and built environment. Integrating the building into the surrounding environment (including the large oak tree), using native plants in the planting areas, and creating an important civic gateway, and integrating artwork, are all components of the design which distinguishes this building from surrounding development.</i></p> <p><i>The proposed development meets this guideline. ✓</i></p>
<p>Promote Architectural Compatibility</p>	<p><i>The proposed building design includes natural stained cedar siding which is compatible with surrounding natural area. Because of its civic use and utilization of large-scale architectural contrast, more typical commercial or residential architectural vocabulary has been considered to a lesser degree. Scale however, and how it relates to the varying, surrounding site conditions, is a focus of the architectural design. The undulating roof form, in combination with distribution of glazed areas, are the two primary methods that create the scale responses.</i></p> <p><i>The proposed development meets this guideline. ✓</i></p>
<p>Use Architectural Contrast Wisely</p>	<p><i>In addition to the materials selection of large glazed areas and cedar siding, the undulating roof form and connection to the adjacent natural area provide contrast.</i></p> <p><i>The proposed development meets this guideline. ✓</i></p>

PEDESTRIAN EMPHASIS GUIDELINES	
Guideline	Recommended Findings
<p>Reinforce and Enhance the Pedestrian System</p> <p>Barriers to pedestrian movement and visual and other nuisances should be avoided or eliminated, so that the pedestrian is the priority in all development projects.</p>	<p>The proposed design includes specific design elements intended to provide direct and inviting access to both the library and to Scott Park. The existing library entrance is elevated above the sidewalk, requiring stairs or circuitous ramps. The proposed development will have a finished floor elevation that is essentially flush with the entry walkway. ✓</p>
<p>Define the Pedestrian Environment</p> <p>Provide human scale to the pedestrian environment, with variety and visual richness that enhance the public realm.</p>	<p>The proposed design addresses pedestrians, and creates a human-scale environment, in a number of ways:</p> <ul style="list-style-type: none"> Marked with a large, sheltering canopy with supporting colonnade and a series of landscaped areas featuring native and symbolic plant species, the pedestrian path is the primary circulation focus. an 8'-4" to 18'-1" The building is proposed with a zero lot line at Harrison St, establishing a street wall to reflect an urban character pedestrian-oriented raised planting area and emerging canopy, creating an inviting pedestrian realm, transition from residential areas to downtown <p>The proposed development, as conditioned, meets this guideline. ✓</p>
<p>Protect the Pedestrian from the Elements</p>	<p>A wide fixed canopy is proposed to protect pedestrians from the elements. ✓</p> <p>The proposed development meets this guideline.</p>
<p>Provide Places for Stopping and Viewing</p>	<p>A pair of benches near the main entrance give pedestrians an opportunity to sit and rest, wait for the library to open or wait for a ride. ✓</p> <p>The proposed development meets this guideline.</p>
<p>Integrate Barrier-free Design</p>	<p>One of the primary factors in selecting a single-story library was to provide universal access for patrons. the design, unlike the existing library provides, direct, barrier-free site access, including the entirety of the library interior. ✓</p>

ARCHITECTURE GUIDELINES	
Guideline	Recommended Findings
<p>Corner Doors</p>	<p>The proposed design does not include a main corner entrance. Rather, the design proposes a central entry point mid-block. This allows for the various user groups to enter at a single point and access their</p>

	<p><i>respective areas without disrupting other users (children, adults, community groups). To compensate for this, the design places emphasis on the corner of 21st Ave and Harrison St with very large windows at an open reading area mimicking a visible and inviting café-style space. The design also brings the building directly up to the sidewalk at Harrison St rather than maintain the large existing building setback.</i></p> <p><i>The proposed development meets this guideline. ✓</i></p>
<p>Wall Materials</p>	<p><i>The proposed development promotes permanence through the primary wall assembly: a well-insulated, cedar siding clad rain screen which is a durable, high performance assembly. Cedar, a renewable, rot and insect resistant, material was selected to better relate to the adjacent Scott Park natural area. Other primary and secondary materials include insulated glazing units, and sheet metal siding and trim</i></p> <p><i>The proposed development meets this guideline. ✓</i></p>
<p>Wall Structure</p>	<p><i>The proposed development provides scale defining devices through:</i></p> <ul style="list-style-type: none"> • <i>Vertical siding</i> • <i>Glazing and sheet metal bands</i> • <i>Large, central glass main entry</i> • <i>Vertical glazing providing views through the building to the natural area</i> <p><i>The proposed development meets this guideline. ✓</i></p>
<p>Silhouette and Roofline</p>	<p><i>The roof form is sculptural, with an undulating shed roof, which creates a unique roof line and silhouette.</i></p> <p><i>The proposed development meets this guideline. ✓</i></p>
<p>Rooftops</p>	<p><i>To accommodate unsightly, otherwise rooftop-mounted mechanical units, an outdoor mechanical courtyard roof pit has been created to conceal exterior units.</i></p> <p><i>The proposed development meets this guideline. ✓</i></p>
<p>Green Architecture</p>	<p><i>The proposed development is committed to sustainable design through the following measures:</i></p> <ul style="list-style-type: none"> • <i>Photovoltaic solar panel array, sized in accordance with the state of Oregon’s green technology requirement</i> • <i>Participation in the Energy Trust of Oregon’s Path to Net Zero program and energy use target</i> • <i>Extensive use of renewable materials (cedar</i>

	<p>siding and ceiling panels)</p> <ul style="list-style-type: none">• <i>Optimized daylighting and shading to minimize thermal gain</i>• <i>Highly efficient radiant slab heating and cooling</i> <p><i>The proposed development meets this guideline. ✓</i></p>
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The Lighting Guidelines are not applicable to this review, given that there are no lighting standards in MMC 19.508, but the DLC made observations and recommendations regarding lighting that have been incorporated into the conditions of approval. The Planning Commission finds that that the proposal, as conditioned, is substantially consistent with the applicable Downtown Design Guidelines and that this approval criterion has been met. ✓

The Planning Commission finds that with the listed conditions the approval criteria for Downtown Design Review are met. ✓

12. The application was referred to the following departments and agencies of February 11, 2018: City of Milwaukie Community Development, Building, Public Works, and Engineering Departments; Clackamas Fire District #1; and the Historic Milwaukie Neighborhood District Association (NDA). Comments were received as follows:
- **Tom Madden, Historic Milwaukie NDA Land Use Committee (LUC):** The LUC provided detailed comments stating that: the proposed design does not fit in with the surrounding buildings and it will be an “outlier”; the proposed structure consumes too much property, negatively impacts the natural resources, and visually diminishes the park and wetlands area; the construction process will be very disruptive to surrounding properties and a meeting is recommended to review these impacts – multiple comments about this issue; and the proposed parking is inadequate and will have an impact on the neighborhood.
 - **Salena Sanford, 10677 SE 21st Ave:** Ms. Sanford expressed concern about the proposed bicycle racks, stating that they do not appear to provide security for bicycles.
 - **Lisa Lashbrook, Parks and Recreation Board:** Ms. Lashbrook asked that the Commission reconsider the north garden design so that it does not create an obstruction for future connectivity to Scott Park and that the path exiting the proposed children’s area be relocated to connect to Scott Park.
 - **Lisa Gunion-Rinker, 3012 SE Balfour St:** Ms. Gunion-Rinker expressed concern about the number of trees proposed for removal as part of the project. She also expressed concern that the proposed building will not provide shade on the south or west sides.

Conditions of Approval

1. Approval of Master File# CSU-2018-002 shall be subject to approval by the City Council of a Comprehensive Plan amendment to repeal the Scott Park Master Plan, an ancillary document (land use file# CPA-2018-001).
2. The applicant shall submit a Construction Management Plan (CMP) that satisfies the requirements of MMC 19.402.9 and shows the following:
 - a. The CMP must establish root protection zones (RPZs) around trees in WQR/HCA adjacent to any approved work area. Per 19.402.9, the RPZ shall extend from the trunk to the outer edge of the tree's canopy, or as close to the outer edge of the canopy as is practicable for the approved project.
 - b. Clarify the location of all staging and access areas, and ensure that all temporary disturbance areas have been identified and accounted for the mitigation plan.
 - c. The CMP shall include a tree removal and tree impact study and shall provide information assessing whether or not the WQR/HCA Mitigation Plan needs to be updated. If tree removal numbers are higher than what the Pacific Habitat Services report described (more than 3), then the calculations for tree/shrub plantings would change. If enough trees are removed that the calculations for Option 1 (tree removal) would result in more tree plantings than Option 2 (area of disturbance), then the Mitigation Plan needs to be updated accordingly to stay in compliance with MMC 19.402.
3. The applicant shall submit a Type I Development Review application with final plans for construction of the building. The final plans shall address the following:
 - a. Final plans submitted for development permit review shall be in substantial conformance with plans approved by this action, which are the plans stamped received by the City on January 18, 2018 and revised on February 9, 2018, except as otherwise modified by these conditions.
 - b. The parking lot in the final plans submitted for development permit review shall comply with the parking space dimensional standards in MMC 19.606.1 or the applicant shall submit an application for a Variance.
 - c. Final plans submitted for development permit review shall include a detailed planting and restoration plan showing all parking lot, site, and mitigation plantings (including plant types and size, and planting locations). The planting plan shall include restoration of the marginal Class B WQR area at the southern end of the pond.
 - d. The applicant shall redesign the northern one-third of west-facing wall to include more transparency or, where windows are not appropriate, include a change of materials to break up the blank wall to meet a minimum of 21.6% of wall openings.

- e. The site lighting shall include an ornamental light fixture on the site closest to Harrison St; the other parking lot light fixtures may be the proposed contemporary fixtures.
 - f. The applicant shall add lighting compliant with MMC 14.16.060 to ensure that the proposed monument sign near Harrison St is visible.
 - g. The path in the garden area to the north of the children’s section of the library shall be redesigned in coordination with the Parks and Recreation Board and the North Clackamas Parks and Recreation District.
 - h. Provide a narrative describing all actions taken to comply with these conditions of approval.
 - i. Provide a narrative describing any changes made after the issuance of this land use decision that are not related to these conditions of approval.
4. The applicant shall submit a lighting plan showing compliance with MMC 19.606.3, that that all on-site walkways and parking spaces are lit to a minimum level of 0.5 footcandles, and demonstrating that lights are located and/or shielded as necessary to avoid light shining directly into the WQR and HCA and neighboring properties.
 5. As per Finding 8-f, provide pavement marking and/or signage details for each of the proposed carpool parking spaces.
 6. Prior to the issuance of a building permit, the applicant shall submit an access and water supply plan as required by the Clackamas Fire District #1 for full review and approval.
 7. Prior to final inspection of any building permit, the following shall be resolved:
 - Submit a letter from the project landscape designer attesting that all required site plantings have been completed in conformance with the approved site plans and with City standards, including all mitigation plantings. This includes removal of all invasive or nuisance species vegetation (as identified on the Milwaukie Native Plant List) per the Natural Resources report and mitigation plan.
 8. Prior to final occupancy, the following shall be resolved:
 - A. Frontage Improvements
 1. Construct 10-foot curb-tight sidewalks, curb and gutter, and 16-foot half street travel way on Harrison Street frontage, in accordance with the downtown public area requirements and the Milwaukie Public Works Standards.
 2. Construct driveway approach to meet all guidelines of the Americans with Disabilities Act (ADA) across the accessway at Harrison Street to align with 21st Avenue right-of-way.
 - B. Dedication Requirements

1. Dedicate right-of-way along the Harrison St to comply with Public Works standards.
- C. If applicant elects to pay Fee In Lieu of Construction, then a FILOC application is required, conditions 8 A-B and items noted in Other Requirements #6 will not be required.

Other requirements

The following items are not conditions of approval necessary to meet applicable land use review criteria. They relate to other development standards and permitting requirements contained in the Milwaukie Municipal Code (MMC) and Public Works Standards that are required at various points in the development and permitting process.

1. The level of use approved by this action shall be permitted only after issuance of a certificate of occupancy. The site may be used in a manner substantially similar to what has been proposed and approved through this land use action, including the hours and levels of proposed activities and services.
2. Limitations on Development Activity

Development activity on the site shall be limited to 7:00 a.m. to 10:00 p.m. Monday through Friday and 8:00 a.m. to 5:00 p.m. Saturday and Sunday, as per MMC Subsection 8.08.070(I).

Prior to commencement of any earth-disturbing activities, the applicant shall obtain an erosion control permit. One permit will cover on-site as well as work in the right-of-way.
3. Landscaping Maintenance

As per MMC Subsection 19.606.2.E.3, required parking area landscaping shall be maintained in good and healthy condition. As per MMC Subsection 19.402.11.B.9, a minimum of 80% of all required mitigation plantings for WQR or HCA disturbance shall remain alive on the second anniversary of the date the planting is completed.
4. Requirements from Clackamas Fire District #1 (CFD#1)

The following requirements are based on review of the applicant's original plan submittal and may not be all inclusive. Review of a full set of scaled revised plans will be required.

Submit an access and water supply test as required by the Clackamas Fire District #1 for full review and approval.
5. Other Engineering Requirements

Submit a stormwater management plan to the City of Milwaukie Engineering Department for review and approval. The plan shall be prepared in accordance with Section 2 - Stormwater Design Standards of the City of Milwaukie Public Works Standards. In the event the stormwater management system contains underground injection control devices,

submit proof of acceptance of the storm system design from the Department of Environmental Quality.

The stormwater management plan shall demonstrate that the post-development runoff does not exceed the pre-development, including any existing stormwater management facilities serving the development site.

The stormwater management plan shall demonstrate compliance with water quality standards in accordance with the City of Portland Stormwater Management Manual.

Development/building permits will not be issued for construction until the stormwater management plan has been approved by the City of Milwaukie.

6. Prior to final inspection, the following shall be resolved:
 - a. Submit full-engineered plans for construction of all required public improvements, reviewed and approved by the City of Milwaukie Engineering Department.
 - b. Obtain a right-of-way permit for construction of all required public improvements listed in these recommended conditions of approval.
 - c. Pay an inspection fee equal to 5.5% of the cost of the public improvements.
 - d. Provide a payment and performance bond for 100 percent of the cost of the required public improvements.
 - e. Provide a final approved set of Mylar and electronic PDF “As Constructed” drawings to the City of Milwaukie prior to final inspection.
 - f. Install all underground utilities, including stubs for utility service prior to surfacing any streets.
 - g. Clear vision areas shall be maintained at all driveways and accessways and on the corners of all property adjacent to an intersection.
 - h. Remove all signs, structures, or vegetation in excess of three feet in height located in “vision clearance areas” at intersections of streets, driveways, and alleys fronting the proposed development.



Dennis Egner, FAICP
Planning Director

cc: Leila Aman, Development Project Manager

Tyler Nishitani, Applicant's representative (Hacker Architects, 1615 SE 3rd Ave, 5th Floor,
Portland, OR 97214

Amy Winterowd, Plan B Consultancy (via email)

Planning Commission (via email)

Design and Landmarks Committee (via email)

Ann Ober, City Manager (via email)

Alma Flores, Community Development Director (via email)

Chuck Eaton, Engineering Director (via email)

Alex Roller, Engineering Technician II (via email)

Samantha Vandagriff, Building Official (via email)

Stephanie Marcinkiewicz, Inspector/Plans Examiner (via email)

Matt Amos, CFD#1 (via email)

NDA(s): Historic Milwaukie (via email)

Interested Persons

Land Use File(s): CSU-2018-002

**NOT FOR
CONSTRUCTION**

REVISION NO.	DATE
1 DD Addendum 01	2/9/18



Milwaukie Ledding Library

City of Milwaukie
10660 SE 21st Ave, Milwaukie, OR 97222

ISSUANCE
DEMO & EARLY SITework PERMIT SET
PROJECT NUMBER
1635

DATE
SEPTEMBER 26, 2018

SCALE
1/16" = 1'-0"

DRAWING TITLE
ARCHITECTURAL SITE PLAN



20 SITE PLAN (CD SET)
A-100 1/16" = 1'-0"



Pacific Habitat Services, Inc.
9450 SW Commerce Circle, Suite 180
Wilsonville, Oregon 97070

Telephone number: (503) 570-0800 Fax number: (503) 570-0855

MEMORANDUM

Date: September 26, 2018

To: Leila Aman

From: Craig Tumer, PWS. PWD

**Re: Proposed HCA Impacts and Mitigation associated with the Revised Milwaukie
Ledding Library Site Plan
PHS #6314**

Pacific Habitat Services, Inc. (PHS) prepared a Natural Resource Review dated January 17, 2018, for the proposed replacement of the existing Ledding Library in the City of Milwaukie. Since then, the site plan was revised to reduce the building size and reduce construction costs. The building footprint was reduced from approximately 20,000 square feet (sf) to approximately 18,000 sf. Changes to the building footprint occurred largely on the east side, reducing impact to the natural resource areas and the large oak, and at the north end of the building. Other more minor footprint changes were made to accommodate root protection zones and reduced internal program areas. Building heights, building materials, and primary design concepts remained unchanged. Changes to natural resource impacts and proposed mitigation resulting from the site plan revisions are described below. Figures 4 and 5 from PHS's Natural Resources Review have changed as a result of the revised site plan and are attached to the end of this memorandum. Figures that have not changed are not attached.

Proposed Impacts to Natural Resources

As noted above, changes in the building footprint occurred largely on the east side, resulting in reduced impacts to natural resources. Under the current design, the proposed library reconstruction would result in permanent impacts to 1,084 square feet (sf) of water quality resource (WQR) and 1,427 sf of habitat conservation area (HCA) and temporary impacts to 2,314 sf of WQR and 2,223 sf of HCA. Table 1 compares impacts to WQR and HCA under the original and revised site plans. Figure 4 (attached) shows the revised site plan as well as the resulting permanent and temporary impacts to the WQR and HCA.

Table 1. Comparison of Impacts to WQR and HCA Resulting from the Original and Revised Site Plans for the Ledding Library Reconstruction

	Permanent Impacts (square feet)		Temporary Impacts (square feet)	
	WQR	HCA	WQR	HCA
Original Site Design	1,705	1,926	3,494	3,185
Revised Site Design	1,084	1,427	2,314	2,223

Proposed Mitigation

As described in PHS’s Natural Resources Review, all areas of WQR and mapped HCA temporarily disturbed as a result of the proposed project will be restored to equal or better condition in accordance with Table 19.402.11.D.2. All disturbed areas within the WQR will be planted with native tree, shrub and herbaceous ground cover species to restore temporarily disturbed areas. Additionally, areas within the footprint of the existing library building and parking area but outside the footprint of the proposed building will be restored and planted with native tree, shrub, and ground cover species.

The number of trees and shrubs to be planted as mitigation for the proposed HCA disturbance was determined in accordance with MMC Subsection 19.402.11.D.2. Three trees six inches or larger in diameter at breast height (dbh) will be removed from the HCA and WQR, as shown on Figure 4. As prescribed by Table 19.402.11.D.2.a, 14 trees and 36 shrubs would be required under Mitigation Option 1 to mitigate for the trees to be removed. Under Mitigation Option 2, 14 trees (1,427 sf impact area x 5 trees per 500 sf of impact area = 14 trees) and 71 shrubs (1,427 sf impact area x 25 shrubs per 500 sf of impact area = 71 shrubs) would be required to be planted to mitigate for impacts to 1,427 sf of HCA impact. Because Mitigation Option 2 results in more plantings, Mitigation Option 2 was used to determine the number of trees and shrubs to be planted in accordance with MMC Subsection 19.402.11.D.2. Because of the reduced impacts associated with the revised site plan, the number of required tree and shrub plantings is lower than under the originally proposed site plan. Table 2 compares the required tree and shrub plantings under the original and revised site plans.

Table 2. Comparison of Required Plantings for Permanent HCA Disturbance

	HCA Disturbance Area (sq.ft.)	Mitigation Plantings	
		Trees	Shrubs
Original Site Design	1,926	19	96
Revised Site Design	1,427	14	71

Under existing conditions, the areas identified as Temporary Disturbance Planting Area and Restoration Planting Area are rather densely vegetated with trees and shrubs, with relatively few non-native invasive species. Because of the number of large trees in this area under existing conditions, there is little opportunity to plant additional large native trees, and planting the required number of trees would likely result in low survival of planted trees. For this reason, planting fewer trees and a larger number of shrubs than required is proposed. A list of trees and shrubs proposed for planting are provided in Table 3, below.

Table 3. Proposed Tree and Shrub Plantings to Mitigate for Permanent HCA Disturbance

Species	Common Name	Quantity	Stock Type	Plant Size
TREES				
<i>Acer macrophyllum</i>	Bigleaf maple	2	Container or field-grown	1/2 in. caliper
<i>Alnus rubra</i>	Red alder	5	Container or field-grown	1/2 in. caliper
<i>Amelanchier alnifolia</i>	Pacific Serviceberry	3	Container or field-grown	1/2 in. caliper
Total:		10		

Species	Common Name	Quantity	Stock Type	Plant Size
SHRUBS				
<i>Cornus sericea</i>	Red-osier dogwood	32	1 gallon	12 in
<i>Oemlaria cerasiformis</i>	Indian plum	32	1 gallon	12 in
<i>Symphoricarpos albus</i>	Snowberry	32	1 gallon	12 in
Total:		96		

The trees listed in Table 3 will be planted near the southeastern corner of the project site near the southern end of the existing wetland. In this area, gaps in the existing forest canopy, as determined by landscape architects from Place, allow opportunities for additional tree plantings. The shrubs listed in Table 3 will be planted in areas designated as “temporary disturbance planting area” and “restoration planting area” on Figure 5. Because these areas are well-vegetated under existing conditions, the designated shrubs will be planted in areas of temporary disturbance, in areas where invasive species are removed, and in areas where understory vegetation is sparse under existing conditions.

These mitigation plantings will meet the requirements of MMC Subsection 19.402.11.D, as described in PHS’s original Natural Resource Review dated January 17, 2018.

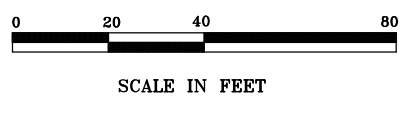


LEGEND

- Wetland
- Study Area Boundary
- Limit of Mapped WQR
- WQR Proposed Disturbance (1,084 sf / 0.02 ac)
- HCA Proposed Disturbance (1,427 sf / 0.03 ac)
- Vegetated Corridor Existing Encroachment
- HCA Existing Encroachment
- WQR Proposed Temporary Disturbance (2,314 sf / 0.05 ac)
- HCA Proposed Temporary Disturbance (2,223 sf / 0.05 ac)
- Tree $\geq 6"$ dbh to be Removed from WQR and HCA
- Limits of Disturbance

TREES PROPOSED TO BE REMOVED FROM THE WQR AND HCA

TREE ID	SPECIES	DIAMETER (inches)
2542	Pine	8
3589	Deciduous	36
3591	Rhododendron	9

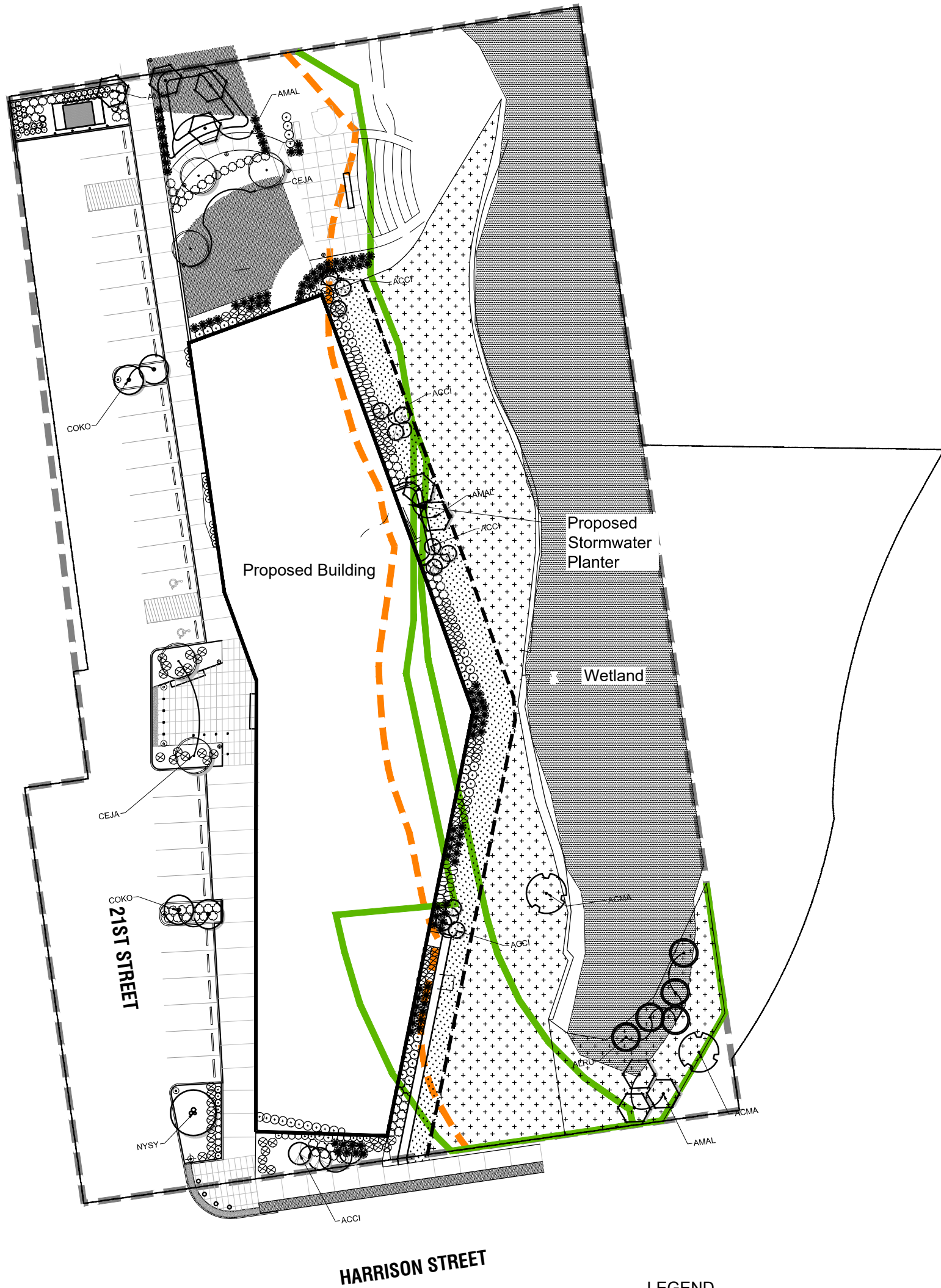


Site Plan Provided by Hacker
Base provided by Compass Surveyors



Site Plan with WQR and HCA Disturbance
Milwaukie Ledding Library - Milwaukie, Oregon





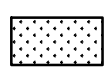
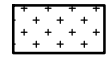
FIGURE 4
revised
9-25-2018



Proposed Tree and Shrub Plantings

Species	Common Name	Quantity	Stock Type	Plant Size
TREES				
<i>Acer macrophyllum</i>	Bigleaf maple	2	Container or field-grown	1/2 in. caliper
<i>Alnus rubra</i>	Red alder	5	Container or field-grown	1/2 in. caliper
<i>Amelanchier alnifolia</i>	Pacific Serviceberry	3	Container or field-grown	1/2 in. caliper
Total:		10		
SHRUBS				
<i>Cornus sericea</i>	Red-osier dogwood	32	1 gallon	12 in
<i>Oemlaria cerasiformis</i>	Indian plum	32	1 gallon	12 in
<i>Symphoricarpos albus</i>	Snowberry	32	1 gallon	12 in
Total:		96		

LEGEND

-  Wetland
-  Study Area Boundary
-  Limit of Mapped WQR
-  Mapped HCA
-  Temporary Disturbance Planting Area * (2,760 sf / 0.10 ac)
-  Restoration Planting Area * (10,546 sf / 0.19 ac)

Site plan provided by Hacker
Landscape plan provided by Place
Base provided by Compass Surveyors

* All invasive species, including English Ivy are proposed for removal.

