



# City of Milwaukie

## Downtown Design Guidelines

Milwaukie's Downtown Design Guidelines support and complement the adopted Milwaukie Downtown and Riverfront Framework Plan. Design Guidelines are used in conjunction with the City's Zoning Ordinance and Public Area Requirements documents.

The Design Guidelines are just that—guidelines. Their mission is to be a tool for designers to understand the City's design aspirations for downtown development. They do not prescribe specific design solutions, nor are they rigid requirements without flexibility. They should be viewed as an opportunity for applicants to propose new, innovative, and historically sensitive designs.

New construction and rehabilitation should respect the unique qualities of Milwaukie's existing historic downtown.



### Resources

**Regulations:** All development in the downtown zones is subject to the provisions of Milwaukie Municipal Code (MMC) Title 19 Zoning.

**Applicability:** All new construction and most changes to buildings and/or properties in the downtown zones as defined in MMC 19.304.6.B are subject to design review.

**Online:** These documents are available online at <http://www.milwaukieoregon.gov/planning> or at the Planning Department:

- Downtown and City zoning maps
- The Milwaukie Municipal Code (standards for downtown zones are located in MMC Section 19.304, 19.508, and MMC Section 19.904).
- The Downtown and Riverfront Land Use Framework Plan

Where applicable, development must respond to the following categories of guidelines:

### Milwaukie Character Guide-

- Reinforce Milwaukie's Sense of Place
- Integrate the environment
- Promote linkages to horticultural heritage
- Establish or strengthen gateways
- Consider view opportunities
- Promote compatibility
- Preserve historic buildings
- Use architectural contrast wisely
- Integrate art

### Pedestrian Emphasis Guidelines

Help create an environment where the pedestrians feel safe and comfortable in all seasons and hours of the day:

- Define the pedestrian environment
- Protect the pedestrian from the elements
- Provide places for stopping and viewing
- Create successful outdoor spaces
- Integrate barrier-free design

### Architecture Guidelines

Reinforce the individuality and spirit of Milwaukie through:

- Doors
- Walls
- Windows
- Silhouette and Roofline
- Green Architecture
- Building Security
- Parking Structures



### Lighting Guidelines

Lighting is not simply utilitarian, but encourages people to come down town after dark; it provides security at night and creates an atmosphere of festivity and activity. Consider:

- Exterior Building Lighting
- Parking Lot Lighting
- Landscape Lighting
- Sign Lighting

### Sign Guidelines

Identify businesses with attractive and pedestrian-oriented signs that are:

- Sized and placed to be compatible with building's architectural design
- Pedestrian-oriented and visible from the sidewalk
- Designed to attract attention to an entrance
- Not larger than 50% of a window area.

### Contact Us

When you are planning your project, it is a good idea to contact the Planning Department to determine if it is subject to design review and compliance with the design guidelines:

6101 SE Johnson Creek Blvd

(503) 786-7630

[planning@milwaukieoregon.gov](mailto:planning@milwaukieoregon.gov)

[www.milwaukieoregon.gov/planning](http://www.milwaukieoregon.gov/planning)