



Innovative Design and Development Codes

Public Realm
Transitions

Density and Use
Transitions

Public Realm Transitions:

Goal: Achieve more Urban and Active Streets

How can we make a graceful physical transition from suburban development patterns to a higher density, more urban, pedestrian oriented character?

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Public Realm Transitions:

Model Approaches and Tools:

Ground floor design and development standards

Ground floor active use provisions

Minimum floor area requirements

FAR (Floor Area Ratio) bonus

Flexible parking requirements

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Public Realm Transitions:

Model Approaches and Tools:

Ground floor design and development standards

- *Broad category that typically will enhance the pedestrian streetscape experience*
- *The standards can shape allowed uses or the more basic development parameters such as building height, setbacks, etc.*

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Public Realm Transitions:

Model Approaches and Tools:

Ground floor active use provisions

- *Intended to ultimately enhance and activate the streetscape*
- *This provision allows for interim uses on the ground floor until the market can sustain the commercial use*

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Public Realm Transitions:

Model Approaches and Tools:

Minimum floor area requirement

- *Intended to ultimately shape the activities in the public realm by defining the type of use on the ground floor*
- *Intended for areas that are served by transit and contain well developed mixture of uses can support higher levels of density*
- *The combination of minimum floor area requirements with ground floor active uses with no ROW setbacks ensures new development will support the improved public realm*

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Public Realm Transitions:

Model Approaches and Tools:

Floor Area Ratio (FAR) bonus

- *Intended to incentivize development within targeted areas*
- *Can be used to promote residential density, mixed-use, retail, sustainability, or other uses*
- *Translates into larger developable envelopes for developers*
- *Can also be used to promote public realm improvements*

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Public Realm Transitions:

Model Approaches and Tools:

Flexible parking requirements

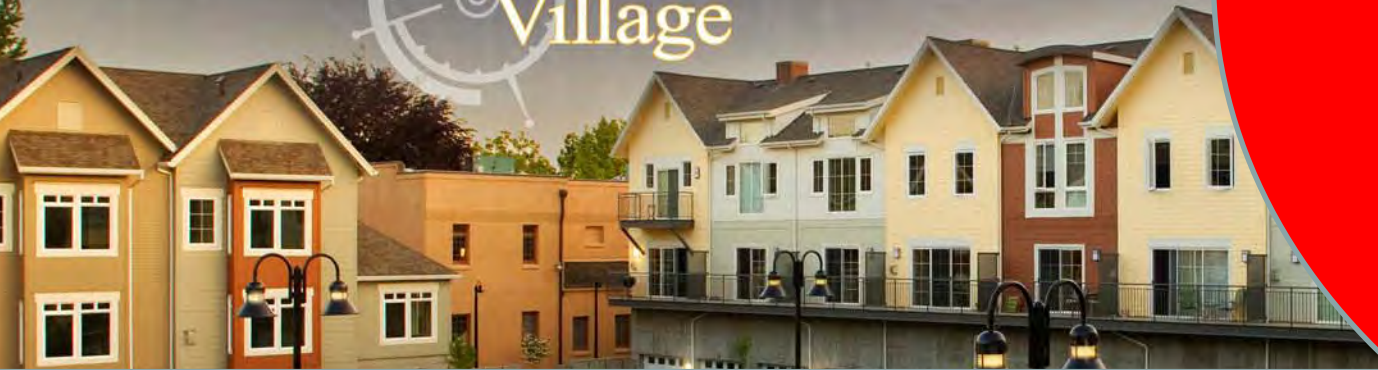
- *Intended to incentivize certain types of development within a key areas*
- *Based on factors such as access to transit, nearby complimentary uses, auto ownership rates, or other parking reduction programs*
- *Parking represents one of the largest challenges to a developer and managing the parking will ultimately shape the development*

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North Main Village



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Public Realm Transitions

Case Study: Public Realm Transitions



MYHRE GROUP
architects

Case Study:

Existing Site Forces

- Heart of downtown Milwaukie – corner of “Main and Main”
- Main Access from 99E or McLaughlin Ave
- Library oriented to parking lot
- Adjacent buildings are inconsistent in height and character
- Downtown retailers were struggling
- Little to no consistency in pedestrian façade standards



Case Study:

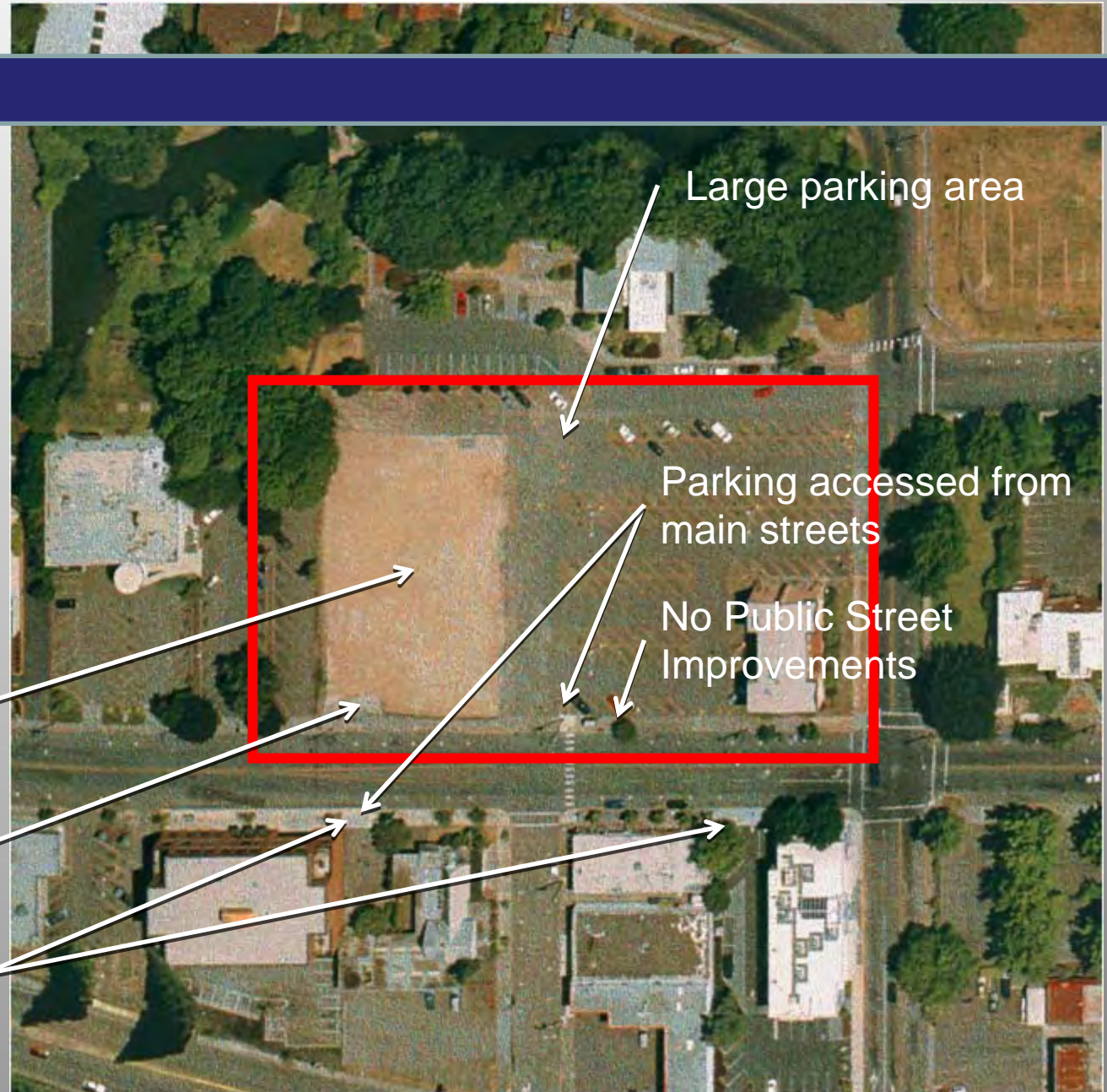
Existing Site

- No minimum lot coverage
- Single use building

Entries of buildings
not off of main
streets

Lack of pedestrian
weather protection

Large gaps between
buildings



Case Study:

Redevelopment Approach – Site Plan

- Create streetscape edges that respond to each street condition
- Increase building coverage and Floor Area Ratio (FAR)
- Secure parking under buildings where possible
- Uses a variety of building types and demographics – low income rentals and market rate for-sale units
- Increase number of pedestrian connections from Main street to Library and Park



Case Study:

Redevelopment Approach – Site Plan

- Unify building scale on adjacent streetscapes
- Limit vehicle access or incorporate into amenity
- Provide public realm improvements
- Respect neighboring Masonic Lodge



Case Study:

Redevelopment approach – buildings



Ground floor design standards
Variety of building styles

Variety of
building types



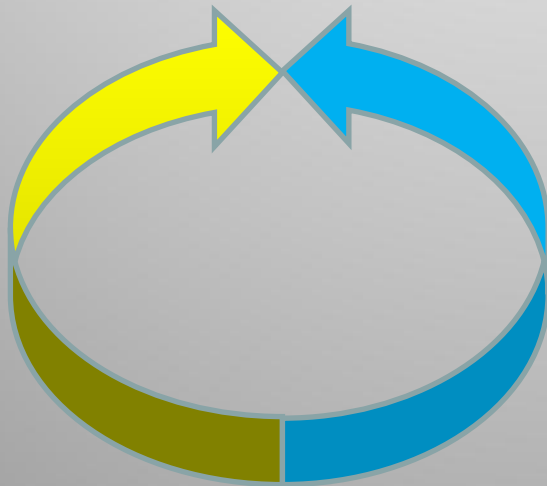
North Main
Village

Flexible Parking Requirements

Density and Use Transitions:

Goal: Facilitate transitions that are responsive to market economics

Public – Private Partnerships



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Density and Use
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Density and Use Transitions: Transitions:

Model Approaches and Tools:

Non Compliant Use Provision

Development Agreements

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Density and Use Transitions: Transitions:

Model Approaches and Tools:

Non Compliant Use Provision

- *Intended to incentivize density, mix of uses, and higher design quality in exchange for auto-oriented uses*
- *Allows for additional flexibility and incentive for redevelopment of town centers*

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Density and Use Transitions: Transitions:

Model Approaches and Tools:

Development Agreements

- *Voluntary legal agreements between jurisdictions and developers*
- *Intended to give both parties increased certainty that the interests of the public and the private sectors are protected*
- *Can occur with small projects or large masterplans*

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Case Studies

Development Agreements

The Crossings – Transit Oriented Development



Case Studies

Development Agreements – Battle Ground Village

