

DLC Recommendations from Design Review Meeting January 20, 2022

(Master File #VR-2021-017—Dogwood Station)

General/Overall

- Recommendation to approve the requested building height variance.

With respect to how the proposal addresses the approval criteria established in Milwaukie Municipal Code (MMC) Subsection 19.911.6.D, the committee has the following recommendations for the applicant regarding the upcoming Planning Commission hearing:

- Provide a view study to show how the proposed building may impact views from neighboring properties to the downtown and river.
- Provide more information and detail related to how the design could do the following:
 - Break up the vertical aspect of the building
 - Use more changes in materials
 - Provide more modulation of the eastern/southeastern façade

The committee recommends that the applicant provide photos or images of the proposed materials themselves.

Other

- The existing structure on the site is not currently designated as an historic resource on the City's official list of historic properties. It was evaluated as a cultural resource in 1983 (the Derwey house, constructed in 1925, a good example of the Colonial Revival style) but was removed from the City's historic properties list in 1989. Although it is not subject to the regulations of Milwaukie Municipal Code (MMC) Section 19.403, the Design and Landmarks Committee (DLC) thinks it is important to acknowledge that the proposed development would result in the loss of another historic building downtown.

The DLC encourages the development team to explore two options:

1. Coordinate with the property owner(s) to offer the building for sale, providing an opportunity for someone to purchase and relocate it.
2. Manually deconstruct the building to allow for as many of the materials as possible to be reused or recycled, with consideration of incorporating some of those historical elements into the new building.