

**CITY OF MILWAUKIE  
DESIGN AND LANDMARKS COMMITTEE  
MEETING MINUTES  
Milwaukie City Hall  
10722 SE Main St  
MONDAY, MARCH 5, 2012  
6:30 PM**

**DLC MEMBERS PRESENT**

Greg Hemer, Chair  
Jim Perrault, Vice Chair  
Chantelle Gamba  
Becky Ives  
Patty Wisner

**STAFF PRESENT**

Li Alligood, Assistant Planner, (DLC Liaison)  
Katie Mangle, Planning Director  
Ryan Marquardt, Associate Planner  
JoAnn Herrigel, Community Services  
Director

**MEMBERS ABSENT**

None

**1.0 Call to Order – Procedural Matters**

**Chair Greg Hemer** called the meeting to order at 6:35 p.m. and read the conduct of meeting format into the record.

**2.0 Design and Landmarks Committee Minutes**

2.1 February 15, 2012

**DLC Member Patty Wisner** moved to approve the February 15, 2012, Design and Landmarks Committee minutes as presented. **DLC Member Becky Ives** seconded the motion. The minutes were approved 3-0-1, with **DLC Member Jim Perrault** abstaining.

***Note: The information presented constitutes summarized minutes only. The meeting audio is available from the Planning Department upon request.***

**3.0 Information Items**

**Li Alligood, Assistant Planner**, noted that it was Ms. Wisner's last meeting with the DLC before she reached her term limit.

**4.0 Audience Participation** –This is an opportunity for the public to comment on any item not on the agenda. There was none.

**5.0 Public Meetings** – None

**6.0 Worksession Items**

6.1 Summary: Riverfront Park/Klein Point after-action review (DR-09-01)

**Ryan Marquardt, Associate Planner**, reviewed the plans for Klein Point in Riverfront Park via PowerPoint presentation. The DLC had reviewed the plans for Riverfront Park as part of land use file DR-09-01, and had recommended approval with a request for after-action review.

- The overlook point was in the same location reviewed by the DLC
- Wall materials would include a basalt stone cap and basalt on the inside and outside of seat wall

- The ground would be covered with gravel
- He asked the DLC to determine whether the final plans for the Klein Point overlook retained the park's compliance with the Downtown Design Guidelines Pedestrian Emphasis Guidelines, in accordance with a condition of approval of land use file #DR-09-01.

**JoAnn Herrigel, Community Services Director**, showed an image of the materials to be used in the overlook area.

- A medallion would be located in the center with information requested by the Klein family, who had donated the land

**Gil Williams, David Evans and Associates**, clarified some differences between the image shown and Klein Point as proposed:

- Klein Point would be smaller than the overlook shown in the images.
- The wall would not end in a pilaster as shown in the image.

**Ms. Herrigel** provided an illustration of the overlook area as it would look when complete.

- The walkway and maintenance access would be combined, and the walkway would be finished with pavers and the maintenance access would be Grasscrete.
- The combined walkway was necessary to allow the City's Vector truck to access a sewer manhole on the banks of Johnson Creek, and would minimize impacts to the existing oak tree.

**Mr. Williams** provided images of Grasscrete pavers, and **Ms. Herrigel** provided images of potential future interpretive signage for Klein Point.

**Ms. Herrigel** explained the next steps of the project. Metro had provided a grant to develop Klein Point, and construction was estimated to begin in June 2012. This was the first component of Riverfront Park to be developed.

**Ms. Ives** noted that the downtown Milwaukie light rail station artist, Brian Goldbloom, has designed a phenomenal water feature that could inform the water feature planned for Riverfront Park.

**DLC Member Chantelle Gamba moved to find that the development plans for Klein Point in Milwaukie Riverfront Park did not diminish the park's compliance with the Downtown Design Guidelines Pedestrian Emphasis Guidelines: "Define the Pedestrian Environment"; "Protect the Pedestrian from the Elements"; "Provide Places for Stopping and Viewing"; and "Create Successful Outdoor Spaces." Mr. Perrault seconded the motion. The motion was approved unanimously.**

## 6.2 Summary: Request for revision of façade improvement grant for Bernard's Garage, 2326 SE Washington St

**Ms. Alligood** provided an overview of the request. The Committee had approved a façade improvement grant request of \$7,371 on July 27, 2011, for work on the Bernard's Garage building facing 21<sup>st</sup> Ave. The approved scope of work included: new paint, repairs of a concrete wall facing 21<sup>st</sup> Ave, new parking lot lighting, a new window facing 21<sup>st</sup> Ave, and installation of an awning on the 21<sup>st</sup> Ave façade.

- The applicant had been reimbursed in the amount of \$3915.50 for completed work to fund the window and awning installation.

- The applicant submitted a letter to the DLC on February 24, 2012, requesting that the approved scope of work be revised to remove the awning, due to uncertainty regarding the final grade of the sidewalk on 21<sup>st</sup> Ave as a result of the light rail project.
- The applicant had submitted an earlier application that did not include the awning, and the Committee had denied the application. For this reason, she had asked the applicant to submit the request to the DLC for review.
- She noted that in considering the request, the DLC should be comfortable with the possibility that the awning might never be installed.

**Siri Bernard, Bernard's Garage**, arrived at 7:15 and provided an overview of her request.

- Bernard's Garage had recently become aware that the sidewalk on 21<sup>st</sup> Ave would be regraded as part of the light rail project, and could be as much as a foot higher in elevation.
- Bernard's was concerned about installing an awning without information about the final elevation of the sidewalk.
- She requested that the awning be removed from the approved grant scope.

**Ms. Bernard** responded to questions from the Committee:

- Bernard's would try to install the awning if reimbursed for the window, but did not know if the awning could be installed.
- They were not requesting reimbursement for the awning before installing it, but were requesting removal of the awning from the approved scope of work.

**Chair Hemer** noted that the DLC had really wanted the awning to be part of the façade improvement. He asked if Ms. Bernard could get information from TriMet and the City about the costs associated with relocating the awning and the minimum height of the awning.

**Ms. Bernard** again asked if the Committee would allow her to resubmit the application with a revised scope of work for approval of the grant. **Ms. Gamba** stated that the Committee had approved the grant application that included the awning, after denying an earlier application that did not include the awning. She was concerned about setting a precedent.

**The Committee** was not comfortable making a decision, and unanimously agreed to table the request until the April 2, 2012, meeting. They asked Ms. Bernard to return with additional information regarding: the cost of reinstalling the awning if needed; the minimum required height for the awning to accommodate potential regarding of the street; how long the permitting process would take; and how long installation of the awning would take.

## **7.0 Other Business/Updates**

### **7.1 Patty Wisner farewell**

**Ms. Wisner** had served more than 15 years on the DLC, and had reached her consecutive term limit. The DLC members expressed their appreciation of her volunteerism, and presented her with a gift.

**Ms. Alligood** noted that City Council would present Ms. Wisner with a plaque of appreciation at the March 20, 2012, Council meeting.

## **8.0 Design and Landmarks Committee Discussion Items – None**

**9.0 Forecast for Future Meetings:**

April 2, 2012

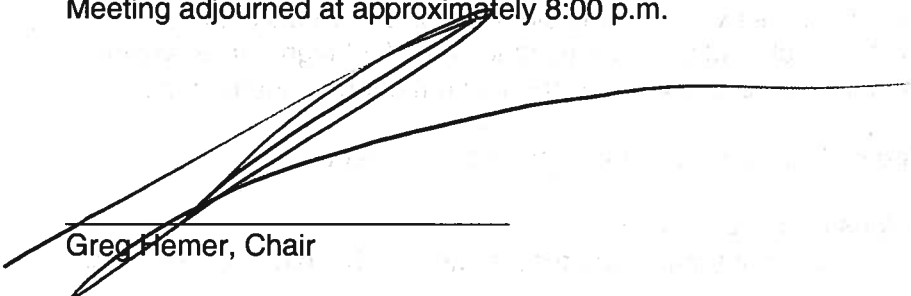
1. Façade Improvement Program application review (tentative)
2. Review of FIP revision request from Bernard's Garage
3. Introduction to new DLC member

May 7, 2012

1. Façade Improvement Program application review (tentative)
2. Downtown light rail station platform application review (tentative)

Meeting adjourned at approximately 8:00 p.m.

Greg Hemer, Chair

A large, stylized handwritten signature in black ink, likely belonging to Greg Hemer, is written over the signature line and extends upwards and to the right across the page.