

**CITY OF MILWAUKIE  
DESIGN AND LANDMARKS COMMITTEE  
MINUTES**

**Milwaukie City Hall  
10722 SE Main St  
MONDAY, APRIL 7, 2014  
6:30 PM**

**COMMITTEE MEMBERS PRESENT**

Greg Hemer, Chair  
Sherry Grau, Vice Chair  
Val Ballestrem  
James Fossen

**STAFF PRESENT**

Li Alligood, Associate Planner (DLC Liaison)  
Jason Rice, Engineering Director  
Vera Kolias, Associate Planner

**MEMBERS ABSENT**

None

**1.0 Call to Order – Procedural Matters\***

**Chair Hemer** called the meeting to order at 6:32 p.m. and read the conduct of meeting format into the record.

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

**2.0 Design and Landmarks Committee Notes**

2.1 February 11, 2014, Joint Meeting with Planning Commission

**DLC Member James Fossen** moved to approve the February 11, 2014, meeting minutes as proposed. **DLC Member Val Ballestrem** seconded the motion. The minutes were approved unanimously.

**3.0 Information Items**

**Li Alligood, Associate Planner**, noted that Senior Planner Ryan Marquardt was no longer with the city.

**Mr. Ballestrem** provided an update of the Moving Forward Milwaukie project.

**Chair Hemer** provided additional information about the Moving Forward Milwaukie opportunity site development process.

**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: Milwaukie Riverfront Park Phase II Detailed Design Review  
Presenters: Vera Kolias, Associate Planner, and Jason Rice, Engineering Director

**Vera Kolias, Associate Planner**, provided an overview of Phase II of Riverfront Park via PowerPoint presentation. She noted that the decision for Riverfront Park (DR-09-01) included conditions of approval for requiring evaluation of detailed design elements by the DLC. The DLC was being asked to make a finding that the development plans for the small restroom and seat wall do not diminish the park's compliance with the Pedestrian Emphasis guidelines.

**Jason Rice, Engineering Director**, provided an overview of the project Phases. Phase I was Klein Point, which had been constructed in 2013. Phase II included bank grading and revegetation and walking path, relocation of the utility poles in the park, two parking areas, the boat ramp and dock, and a small bathroom. The redwood tree would remain until a decision had been made about whether to redesign the park plaza area to retain the tree.

**The Committee** discussed access to the park from McLoughlin Blvd.

**Ms. Kolias** provided an overview of the previous after-action reviews for Klein Point. Future after-action reviews would be required for the large restroom and plaza fountain. This review focused on the small restroom building and seat walls along the proposed path. She referred to Attachment 1 of the meeting packet. The seat walls were 18 inches tall and 18 inches wide; the small restroom would be located near the new dock.

**The Committee** discussed whether the park would have facilities for garbage and fish cleaning. **Mr. Rice** noted that the North Clackamas Parks and Recreation District would be maintaining and monitoring the park and would be considering where trash cans should be located. There was no fish cleaning station proposed.

**The Committee** discussed the design and location of the seat walls and the design of the small restroom.

**Ms. Kolias** noted that the design for the small restroom was the same design the DLC had reviewed in 2010. **Mr. Rice** noted that the elevation had been revised to remove the steps to because the original design had been approved before a survey had been done.

**Mr. Ballestrem** noted that he understood that any significant changes to the design would require a new approval and didn't seem practical, although the design of the seat walls did look somewhat tomb-like.

**Mr. Rice** noted that as project engineer, he felt a responsibility to make sure the final designs were as close as possible to the 70% plans reviewed by the public.

**Mr. Fossen** asked if the seat walls could curve along with the pathway rather than being straight. **Mr. Rice** thought it would not be difficult to do.

**Chair Hemer** asked what materials the seat wall would be. **Mr. Rice** stated that it was concrete. **Mr. Hemer** suggested that a basalt veneer could be affixed to the seat wall to tie into the surrounding materials. **Mr. Ballestrem** and **Ms. Grau** disagreed.

**Chair Hemer** felt that the small restroom building and seat wall met the conditions of approval.

**Ms. Grau** felt that the components met the condition of approval, and noted that the small bathroom would be a convenience for visitors.

**Mr. Ballestrem** felt that the components met the conditions of approval. He had some concerns but they were outside of the scope of the current review.

**Mr. Fossen** felt that the components met the conditions of approval, and restated his suggestion that the seat wall be curved to follow path.

**Ms. Grau** moved to find that the DLC members agreed that the plans did not diminish the parks compliance with the Pedestrian Elements guidelines. **Mr. Ballestrem** seconded the motion. The motion was approved unanimously.

#### **7.0 Other Business/Updates**

##### **7.1 May meeting**

**Ms. Alligood** noted that there were no agenda items for the May 5 meeting and suggested the meeting be cancelled.

The Committee agreed to cancel the May 5 meeting.

#### **8.0 Design and Landmarks Committee Discussion Items**

**Mr. Hemer** noted that through the Moving Forward Milwaukie project there had been discussions about design standards for commercial development. He suggested that the DLC may be an appropriate group to take on the role of reviewing the design of new commercial development.

**Ms. Alligood** noted that the feedback the project team had received through Moving Forward Milwaukie was to streamline development options on the Murphy and McFarland sites. Discretionary design review added cost and uncertainty to the development process and it was unlikely that the outcome of the project would involve discretionary design review. The expertise of the DLC would be valuable in other aspects of the project.

#### **9.0 Forecast for Future Meetings:**

May 5, 2014

1. Cancelled

June 2, 2014

1. Worksession: 2013/2014 Work Program
2. Worksession: Revised DLC Bylaws

Meeting adjourned at approximately 7:45 p.m.

Respectfully submitted,

Li Alligood, Senior Planner

  
Val Ballestrem, Vice Chair