



# MILWAUKIE

*Dogwood City of the West*

**To:** Design and Landmarks Committee  
**From:** Li Alligood, Assistant Planner and DLC Liaison  
**Date:** July 21, 2010  
**Subject:** Preparation for July 28, 2010, Meeting

---

Greetings! We will be in the **Community Room at the Public Safety Building** for next Wednesday's meeting at **6:30 p.m.** The agenda is enclosed (see Enclosure 1).

### **Jackson Street Bus Shelter**

Katie Mangle, Planning Director, will provide an update about the Jackson Street bus shelters and request DLC input on various features. See Enclosure 3 for more information.

### **Design Review Training**

There are a lot of exciting projects coming to Milwaukie. At the May 26 meeting, we reviewed photos collected by Committee members and explored designs that do meet the Design Guidelines and those that could be improved to better comply with the Guidelines.

The Milwaukie Character memo from April 21, 2010, (see Enclosure 4) identified next steps for Milwaukie Character definition and design review. We will continue the training on Wednesday. Bring your photos of Milwaukie and other communities to share.

Let me know if you have any questions. See you next Wednesday at 6:30 p.m.!

### **Enclosures**

1. July 28, 2010, meeting agenda
2. May 26, 2010, meeting minutes
3. Jackson Street briefing
4. April 21, 2010, Milwaukie Character memo



# MILWAUKIE

*Dogwood City of the West*

## Design and Landmarks Committee Meeting Agenda

Public Safety Building, Community Room  
3200 SE Harrison St

6:30 p.m., Wednesday, July 28, 2010

1. **CALL TO ORDER**
2. **MEETING MINUTES** 5 min.
  - a. May 26 , 2010
3. **INFORMATION ITEMS—None**
4. **WORKSESSION ITEMS** 80 min.
  - a. Jackson Street bus shelter design update (40 min.)
  - b. Design Elements Training (40 min.)
5. **APPLICATION REVIEW ITEMS—None**
6. **OTHER BUSINESS** 5 min.
  - a. Next meeting
7. **ADJOURN**

### FORECAST FOR FUTURE MEETINGS

- |                    |   |
|--------------------|---|
| August 25, 2010    | 1. Riverfront Park proposed revisions discussion        |
|                    | 2. Public meeting process worksession— <i>tentative</i> |
| September 22, 2010 | 1. TriMet pre-design worksession— <i>tentative</i>      |
|                    | 2. “Guide to Milwaukie” project— <i>tentative</i>       |

**\*NOTE:** If you will be late or are unable to attend, please call the Planning Department cell phone at 503-710-2187.

1                                   **Design and Landmarks Committee**  
2   **Meeting Notes**  
3   **Wednesday, May 26, 2010**

4   **Members Present**

5   Becky Ives, Chair  
6   Greg "Frank" Hemer  
7   Sarah Knaup

8   **Members Absent**

9   Patty Wisner

10 **Staff Present**

11 Li Alligood, Assistant Planner (DLC Liaison)  
12 Katie Mangle, Planning Director

13 **1. CALL TO ORDER**

14       **Chair Ives** called the Design and Landmarks Committee (DLC) meeting to order at 6:37  
15       p.m.

16 **2. MEETING NOTES**

17       **a. April 28, 2010**

18               **DLC Member Hemer** moved to approve the April 28, 2010, DLC meeting notes as  
19               presented. **DLC Member Knaup** seconded the motion. The notes were approved  
20               unanimously.

21       **Ms. Knaup** asked if it was possible to receive the DLC notes and packet via e-mail in  
22       order to cut down on paper use.

- 23               • **Katie Mangle, Planning Director**, noted that it was possible unless there was an  
24               application review scheduled for the meeting.

- 25               • **The Committee** agreed that they would like to move in that direction.

26       **Ms. Mangle** asked if the DLC would mind if staff skipped the step of sending the draft  
27       minutes to the DLC for review; it was an extra step that was not taken for other  
28       committees and would reduce staff work load.

- 29               • **The Committee** determined that they no longer needed to receive the draft meeting  
30               notes for review.

31 **3. INFORMATION ITEMS**

32       **a. Riverfront Park hearing**

33 **Mr. Hemer** attended the May 11, 2010, Planning Commission hearing for Riverfront  
34 Park as a DLC representative. The hearing was continued to May 25, 2010, and was  
35 approved at that meeting with the DLC's suggestions intact.

#### 36 **4. WORKSESSION ITEMS**

##### 37 **a. Metro PMLRT historic impacts presentation**

38 **Crista Gardner, Senior Planner at Metro**, presented a document detailing the Portland  
39 to Milwaukie light rail project impacts on historic properties in Milwaukie.

40 **Li Alligood, DLC Liaison**, noted that Metro's historic property evaluation likely included  
41 properties that were not included in the City's historic inventory, because the City's  
42 inventory was conducted in 1988.

43 **Ms. Gardner** continued her presentation.

- 44 • Metro had been preparing Environmental Impact Statements (EIS) for the light rail  
45 project for the past 5 years. The initial EIS was prepared in 2005; the supplemental  
46 EIS was completed in 2008; and the final EIS was currently being prepared. The EIS  
47 included an evaluation of impacts to historic buildings and sites along the light rail  
48 alignment.
- 49 • She described the methodology of the historic impacts analysis. The area within a ½  
50 block on either side of the light rail alignment was evaluated for historic properties.  
51 Historic properties were identified as those that would be more than 50 years old at  
52 the time of project construction.
- 53 • The evaluation was guided by federal criteria for eligibility for the National Register of  
54 Historic Places. The federal criteria included: A) Association with a historical event,  
55 such as a battle; B) Association with a historical person, such as President Lincoln;  
56 C) Distinctive characteristics of time period or method, such as architectural features;  
57 or D) Contained information important to prehistory or history.
- 58 • Three properties along the light rail alignment would be adversely affected by the  
59 project; one of the three properties, the R. Derwey House, was located in Milwaukie  
60 at 2206 SE Washington. The Derwey House met criteria C and D; it was associated  
61 with a jeweler, R. Derwey, and was a good local example of Dutch Colonial  
62 architecture. The project would be removing a portion of the property, which would  
63 reduce the size of the side yard.

- She noted that the building's eligibility for the National Register was already compromised by 3 things: it was being used as a business rather than a residence; some alterations had been made to the building; and the project would remove a portion of the side yard, which may alter the integrity of the setting.

**Ms. Mangle** clarified that the impacts of the project would not necessarily preclude the inclusion of the property on Milwaukie's local historic inventory.

**Chair Ives** requested a copy of the EIS when it was completed.

- **Ms. Gardner** noted that the EIS was not yet finalized, but that copies would be made available to City staff, and the historic property evaluations were public information and were located on the website of the State Historic Preservation Office (SHPO) (<http://heritagedata.prd.state.or.us/historic/>).

**Ms. Gardner** noted that 4 properties in Milwaukie would be indirectly affected by the noise and vibration impacts of the project and would require some mitigation: 2405 SE Harrison St; 2326 SE Monroe St; 2315 SE Wren St; and another property. She added that standards for impact mitigation were different for residential and commercial buildings and mitigation requirements were more substantial for residential buildings.

**Ms. Mangle** encouraged DLC members to attend the monthly light rail meetings if they had any questions about specific impacts or properties.

**Ms. Gardner** added that archaeological resource studies had been conducted along the light rail alignment, and noted that the locations of the sites were not public information—only certified archaeologists had access to information about site location and potential artifacts. Several sites had been located in Milwaukie, but there was a low probability that artifacts would be discovered in paved areas along the alignment.

#### **b. Design Review training**

**Ms. Alligood** presented an overview of local design review via PowerPoint.

- Zoning ordinances could guide the location, size, and bulk of buildings, but could not guide less tangible qualities of scale, design, and visual appeal.
- Design review in Milwaukie occurred within the frame of the Comprehensive Plan, Downtown Framework Plan, and downtown zones and design standards.
- The courts had determined that design review was a legal extension of the City's police power, but the decisions must be consistently applied and must be legally defensible.

- Per the ORS, stand-alone residential properties could not be required to submit to discretionary design review, though they could go through design review voluntarily.
- Any findings or conditions of approval must be related to the approval criteria—applications must be substantially compliant but did not need to be fully compliant with the design guidelines.

**Chair Ives** asked if design guidelines would eventually apply to areas outside of downtown.

- **Ms. Mangle** replied that staff would be working on design standards for residential areas throughout the city, but did not yet know if design guidelines would be expanded beyond the downtown zones.

- A general discussion of the City's public area requirements and commercial design standards followed.

**The Committee** reviewed photos of buildings in downtown Lake Oswego and discussed ways in which they were compliant or noncompliant with Milwaukie's Downtown Design Guidelines.

- A spirited discussion of the local appropriateness of the massing, materials, and scale of several Lake Oswego buildings followed.

- **Ms. Mangle** pointed out that concerns regarding maintenance of the building or landscaping, or functionality of windows, were outside of the purview of design review. However, it was appropriate for DLC members to add additional comments after the formal design review was completed.

- The role of the DLC was not to redesign a project, but to point out areas of the design that could be improved to better meet the guidelines.

- Site plans and the location of various structures on the site could be just as important as the buildings themselves.

- DLC members should feel comfortable asking for information that would help them make a decision, preferably before the application review. Staff could also provide additional information if needed.

124 **5. APPLICATION REVIEW ITEMS—NONE**

125 **6. OTHER BUSINESS**

126 **a. Next meeting**

127 The next meeting was scheduled for Wednesday, July 28.

128 **b. Field trip**

129 **The Committee** discussed taking a field trip in July or August.

130 **c. South Downtown Steering Committee**

131 **DLC Member Wisner** volunteered to serve as the DLC representative on the South  
132 Downtown Steering Committee. The DLC was scheduled to meet 4 times in the summer  
133 and fall of 2010.

134 **7. ADJOURN**

135 The meeting adjourned at 8:33 p.m.

136 \_\_\_\_\_  
137 Becky Ives, Chair



# MILWAUKIE

*Dogwood City of the West*

**To:** Design and Landmarks Committee  
**From:** Katie Mangle, Planning Director *KM*  
**Date:** July 20, 2010, for July 28, 2010 Worksession  
**Subject:** Jackson Street Bus Shelter Design

---

## **ACTION REQUESTED**

Review the Jackson Street bus shelter design material and advise staff on the final design of the shelter for the improved Jackson Street bus stop area. This action will inform the final design of the shelter that the committee helped select in 2009.

## **BACKGROUND INFORMATION**

The City and TriMet have worked closely over the past year to design a new streetscape on Jackson St between Main St and 21<sup>st</sup> Ave, to replace the tired facilities known as the Milwaukie Transit Center. In addition to extensive pedestrian amenities, the project will feature two new, high-quality bus shelters. The Jackson Street project, which is now under construction, will eliminate other bus stops and bus layover locations in the existing transit center area, and construct full streetscape improvements on Jackson St. See Attachment 1 for an illustration of the streetscape design. The full street improvements include a reconstructed roadway and sidewalks, curb extensions at all four corners, ornamental lighting on both sides of the street, street furniture, bicycle facilities, and undergrounded utilities on the south side of the street. On this newly improved street, TriMet will locate 2 bus stops, each with one large shelter and other passenger amenities.

### **A. History of Prior Actions and Discussions**

- **June 25, 2009:** DLC recommended that the City and TriMet select the Discovery shelter as the high capacity bus shelter for the Jackson Street improvement project.
- **October 15, 2009:** Staff briefed the committee on progress made on the final design of the shelter. The DLC authorized Chair Ives to sign a letter to TriMet in support of the agency's decision to contract with TrueForm to manufacture a Discovery shelter specifically for Milwaukie.



## **B. Final Shelter Design**

Based largely on the DLC's recommendation, as well as feedback received at a March 2009 public open house, TriMet selected the Discovery shelter for the Jackson Street project. The Discovery shelter was originally designed for a streetscape project in Dundee, England. City staff have worked closely with TriMet staff to refine the design of the shelters to meet the Milwaukie project's needs and budget. This has included modifying the width of the shelter to fit on Milwaukie's sidewalks and adjusting the design of the supporting walls to strike the right balance between weather protection and openness.

The shelter on the north side of Jackson Street will be 34 ft long, the one on the south side will be 24 ft long. See Attachment 2 for the final plans for the shelters. The final design of both shelters feature:

- Waiting space protected on both sides from the wind by glass panels.
- A generous, space-defining roof that will provide shelter within as well as outside of the enclosed space. The roof has been engineered to accommodate future "green roof"-style plantings in the future.
- The shelters will sit within the furniture zone of the sidewalk, 2 feet back from the face of the curb. This will allow 5 feet of unobstructed sidewalk clearance behind the shelter.
- The shelters will include 4-5 individual seats of the type shown in Attachment 3.
- The glass panels will be supported by a small plinth wall. To accommodate for the slope of the sidewalk along Jackson Street, this wall will range from 4 to 8 inches in height, along the length of the shelters. TriMet staff will bring information to the meeting about the design of this wall, including samples of granite that will be adhered to the wall to provide the shelter with a finished base.

TriMet and the City are seeking advice from the DLC on one remaining aspect of the shelter that remain to be designed – the color of the roof. Young Park, TriMet's capital projects manager, will attend the meeting and share material and color samples, and present the staff recommendation on the color selection.

## **C. Jackson Street Project Schedule**

The Jackson Street project is on schedule to re-open for use in October 2010. The shelter is scheduled to be delivered and installed in November 2010.

## **ATTACHMENTS**

Attachments are provided only to the DLC unless noted as being attached. All material is available for viewing upon request.

1. Illustration of the Jackson Street streetscape improvements (attached)
2. Trueform Discovery Shelter plans
3. Seating to be provided in the shelter



MAIN STREET

ATTACHMENT 1



SUNSET RED MAPLE



SKYLINE HONEYLOCUST



KWANZAN CHERRY



BLUE OAT GRASS



DENSE SEDGE



COMMON CAMAS



BEARBERRY

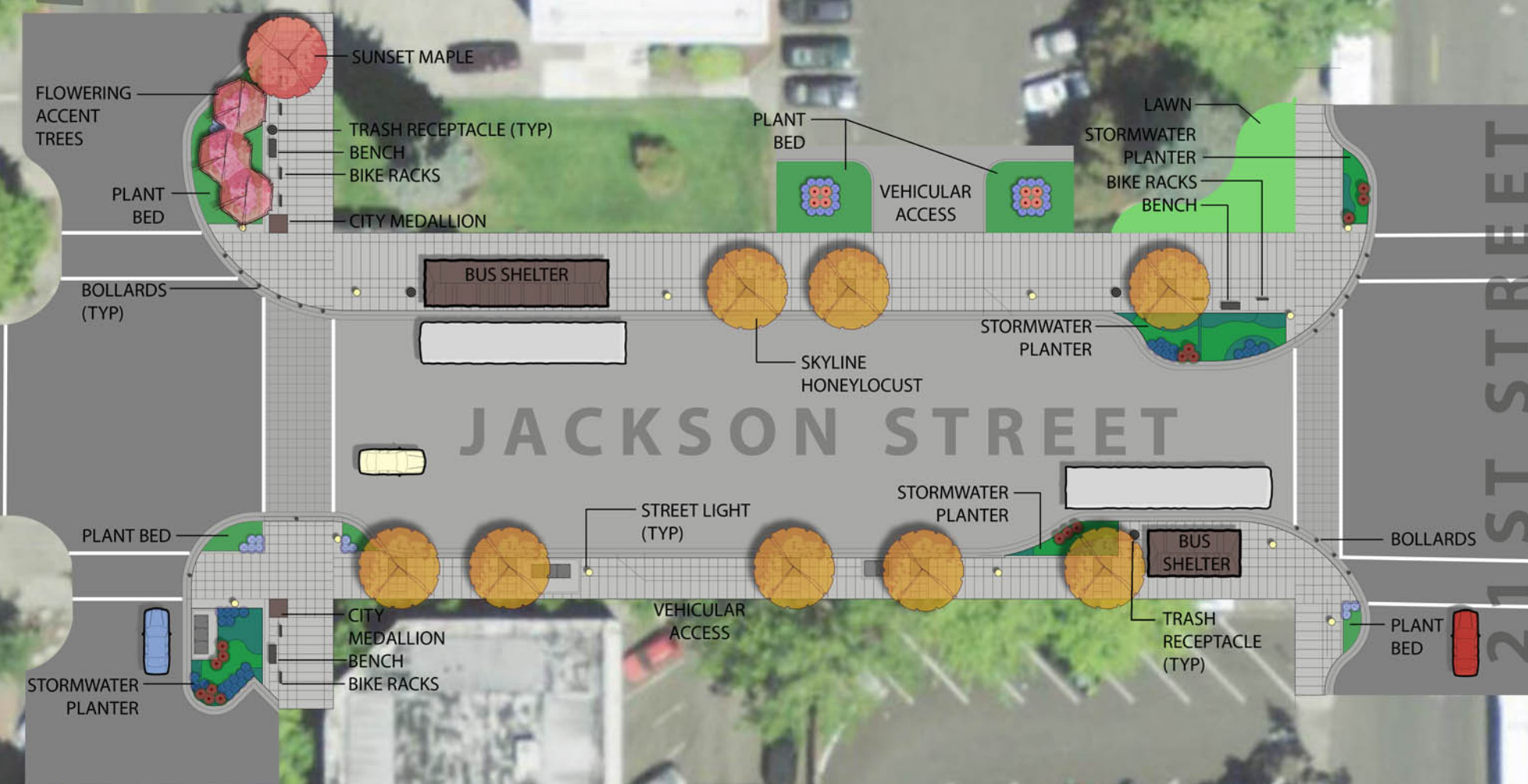


KELSEY DOGWOOD

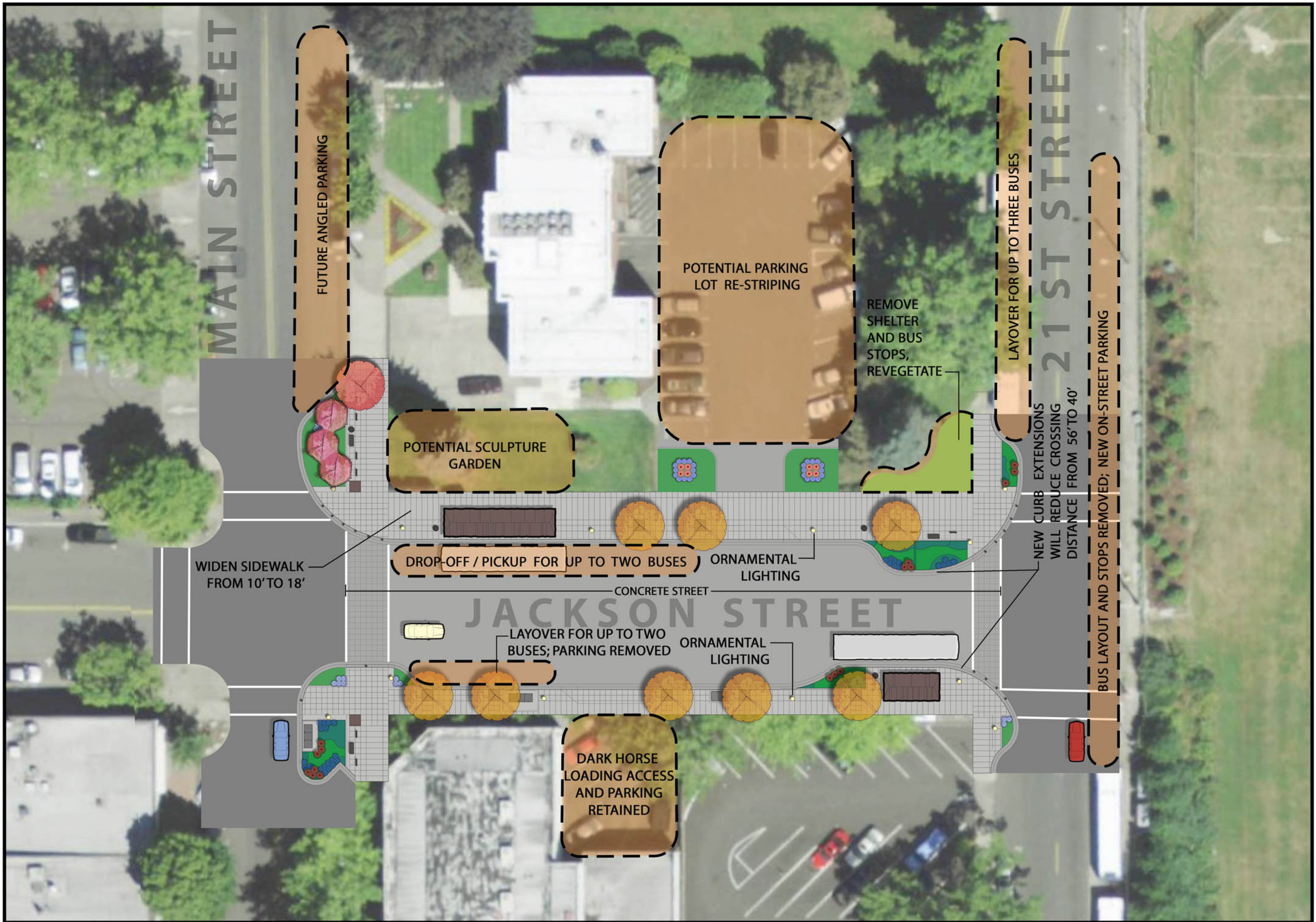


TUFTED HAIR GRASS

PLANT MATERIAL







JACKSON STREET IMPROVEMENTS

SITE PLAN

JULY 30, 2009

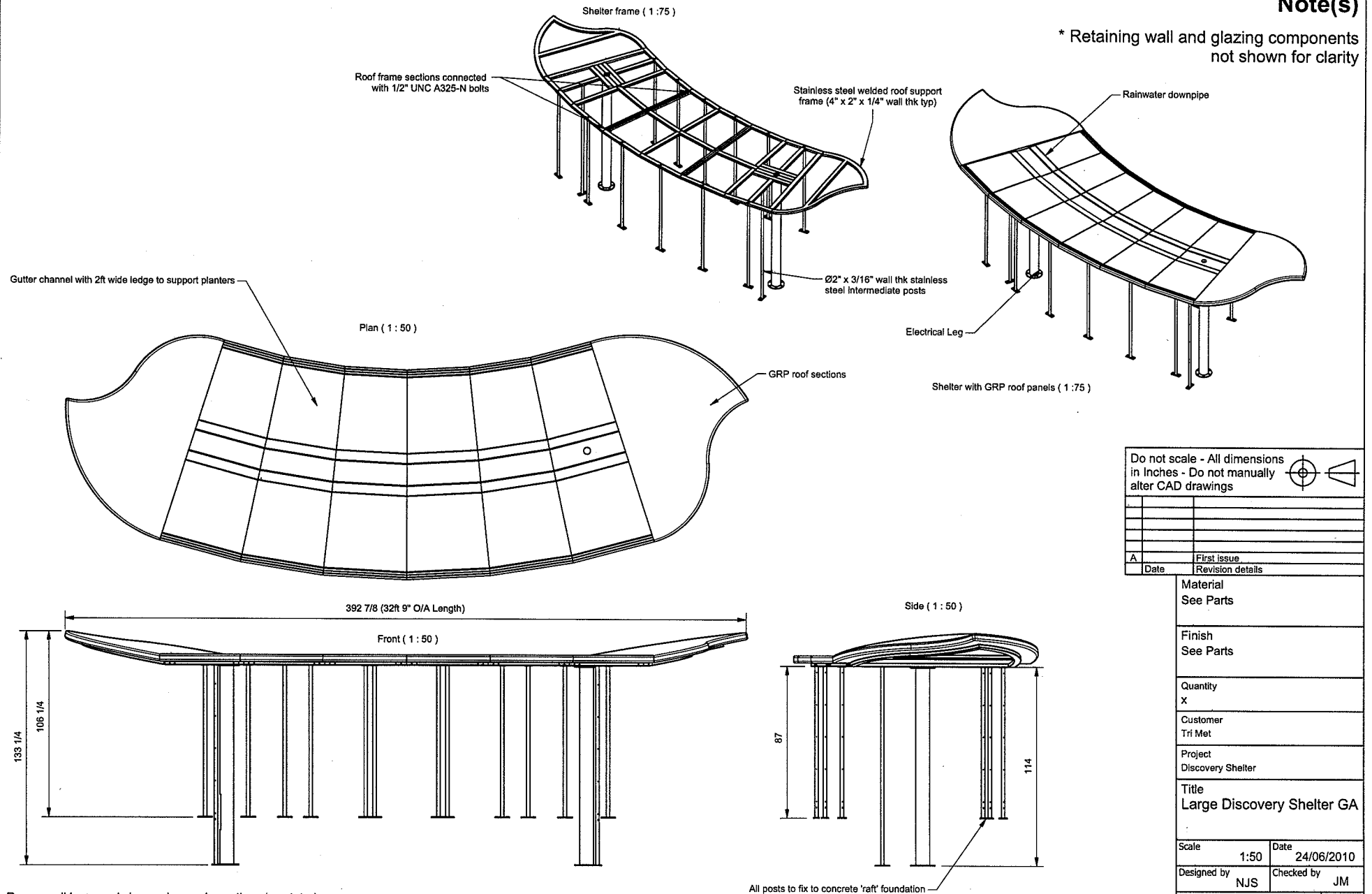


# ATTACHMENT 2

IF IN DOUBT ASK

Note(s)

\* Retaining wall and glazing components not shown for clarity



Do not scale - All dimensions in Inches - Do not manually alter CAD drawings	
A	
Date	Revision details

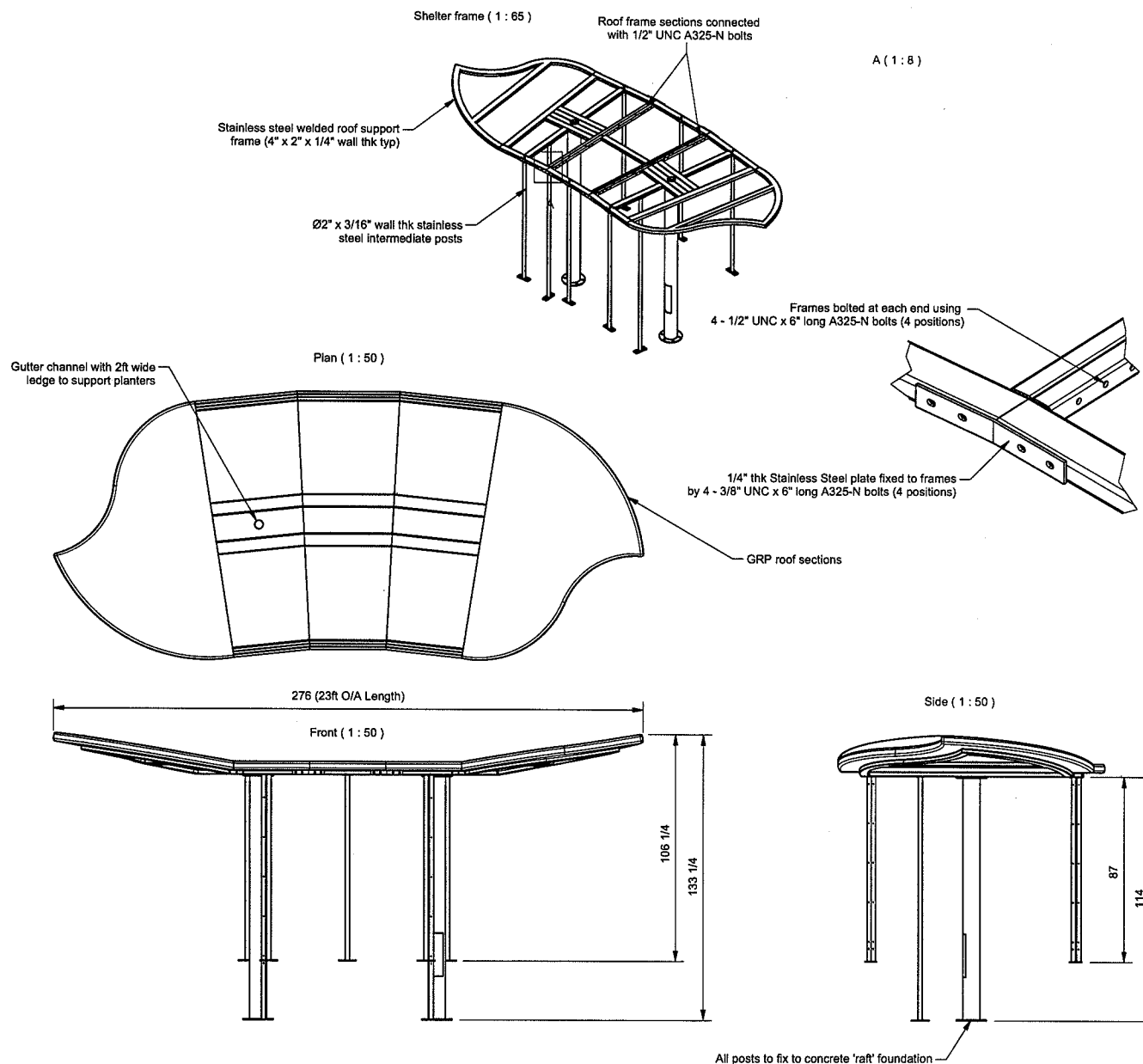
Material See Parts	
Finish See Parts	
Quantity x	
Customer Tri Met	
Project Discovery Shelter	
Title Large Discovery Shelter GA	
Scale 1:50	Date 24/06/2010
Designed by NJS	Checked by JM
Drawing No. TEL A320 00 006	Rev A

Remove all burrs and sharp edges unless otherwise stated  
Tolerances unless stated to be at  $\pm 1/32"$

IF IN DOUBT ASK

Note(s)

\* Retaining wall and glazing components not shown for clarity



Do not scale - All dimensions in Inches - Do not manually alter CAD drawings

Revision details	
Date	Revision details
A	First issue

Material See Parts

Finish See parts

Quantity X

Customer Tri Met

Project Discovery Shelter

Title Small Discovery Shelter GA

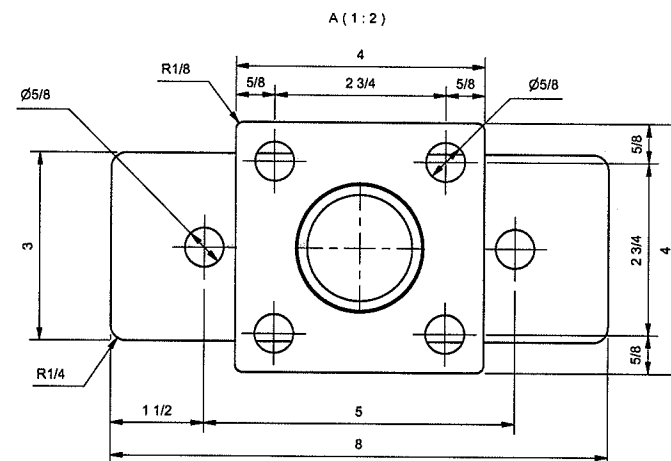
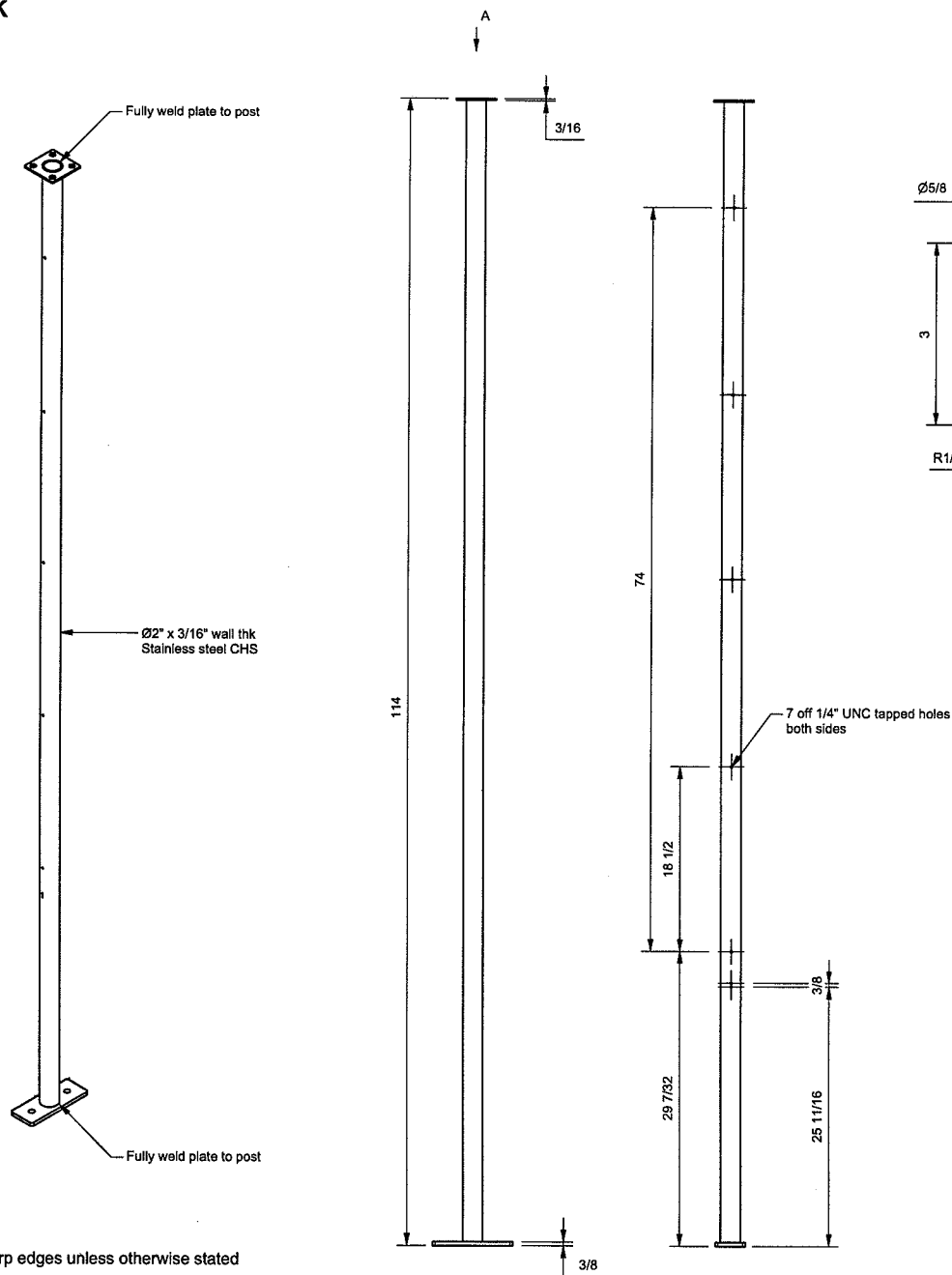
Scale 1:50 Date 24/06/2010

Designed by NJS Checked by JM

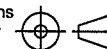
Drawing No. TEL A320 00 009 Rev A

Remove all burrs and sharp edges unless otherwise stated  
Tolerances unless stated to be at  $\pm 1/32"$

**IF IN DOUBT ASK**



Do not scale - All dimensions  
in Inches - Do not manually  
alter CAD drawings



A		First issue
	Date	Revision details

Material	Stainless Steel
----------	-----------------

Finish
Self - Brushed

Quantity	2 per shelter
----------	---------------

Customer  
Tri Met

Project	Discovery Shelter
---------	-------------------

Title	End Intermediate Post Fabrication
-------	-----------------------------------

Scale	1:12	Date	29/03/2010
-------	------	------	------------

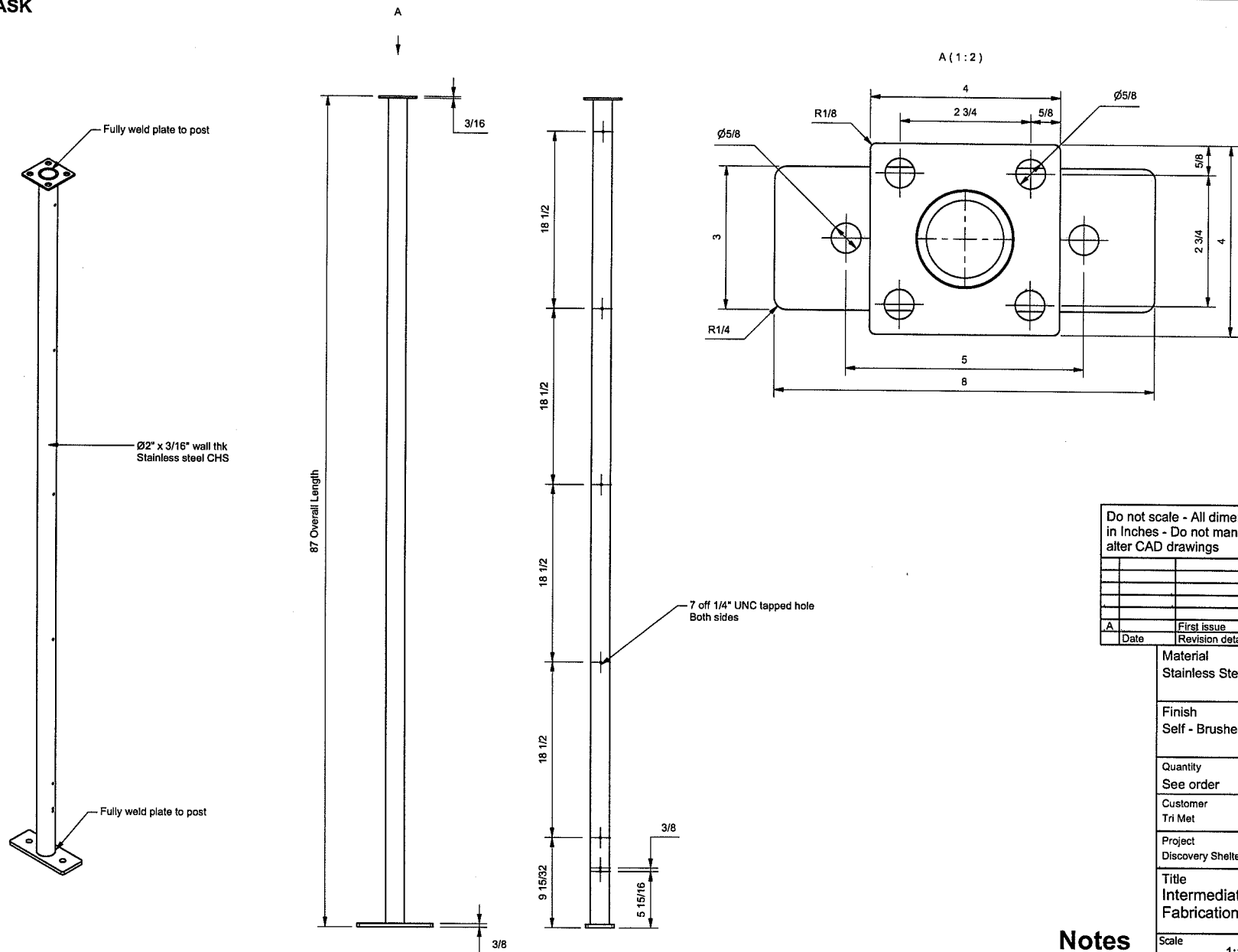
Designed by NJS	Checked by JM
--------------------	------------------

Drawing No. TEL A320 01 002	Rev A
--------------------------------	----------

## Notes

Connect post fabrication to roof frame  
using (4) 1/2" Dia A325-N bolts


**IF IN DOUBT ASK**



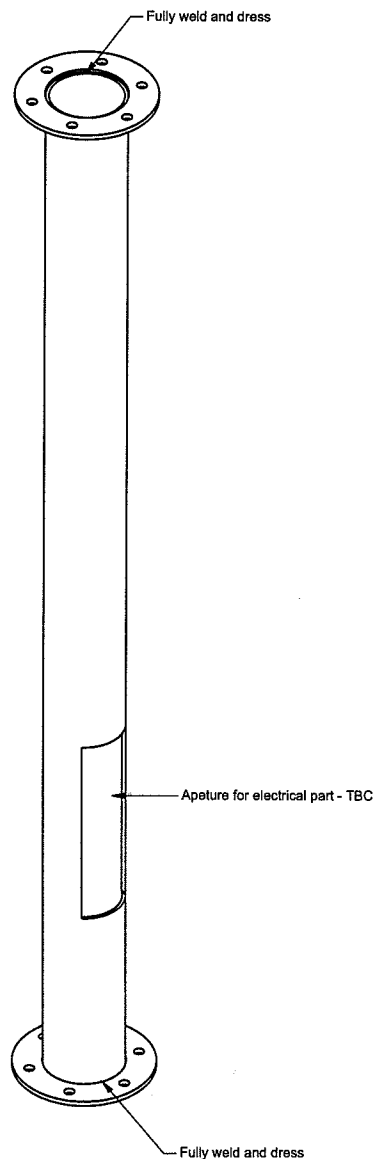
Remove all burrs and sharp edges unless otherwise stated  
Tolerances unless stated to be at  $\pm 1/32"$

## Notes

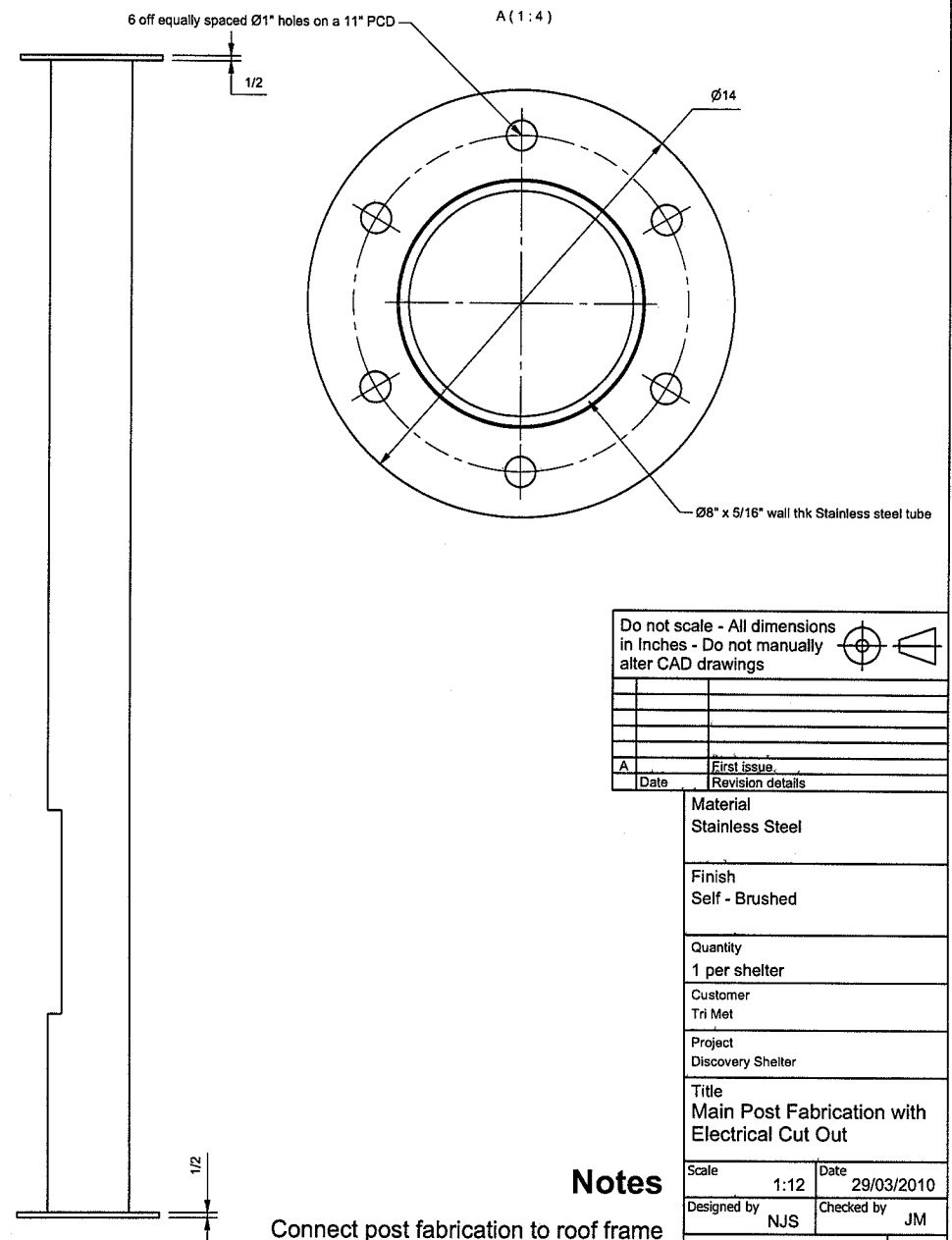
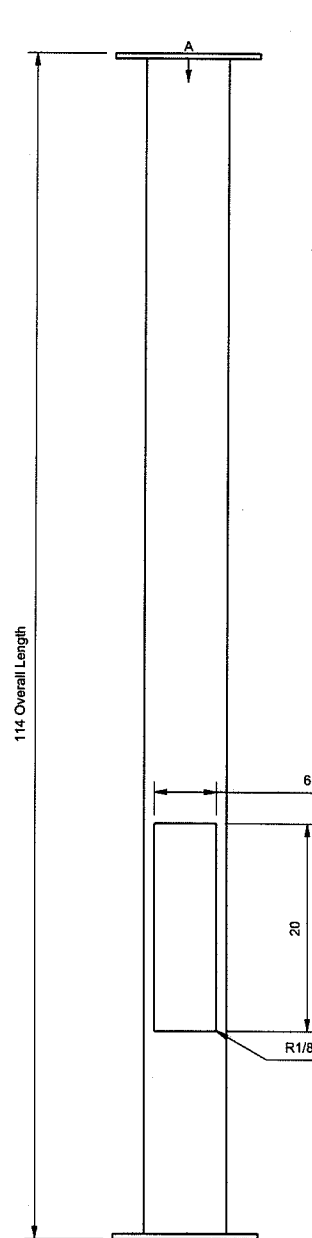
Connect post fabrication to roof frame  
using (4) 1/2" Dia A325-N bolts

Do not scale - All dimensions in Inches - Do not manually alter CAD drawings			
A		First issue	
Date		Revision details	
<p>Material Stainless Steel</p> <p>Finish Self - Brushed</p> <p>Quantity See order</p> <p>Customer Tri Met</p> <p>Project Discovery Shelter</p> <p>Title Intermediate Post Fabrication</p>		Scale	1:10
		Date	29/03/2010
		Designed by	NJS
		Checked by	JM
		Drawing No. TEL A320 01 004	
		Rev	A

**IF IN DOUBT ASK**



Remove all burrs and sharp edges unless otherwise stated  
Tolerances unless stated to be at  $\pm 1/32"$

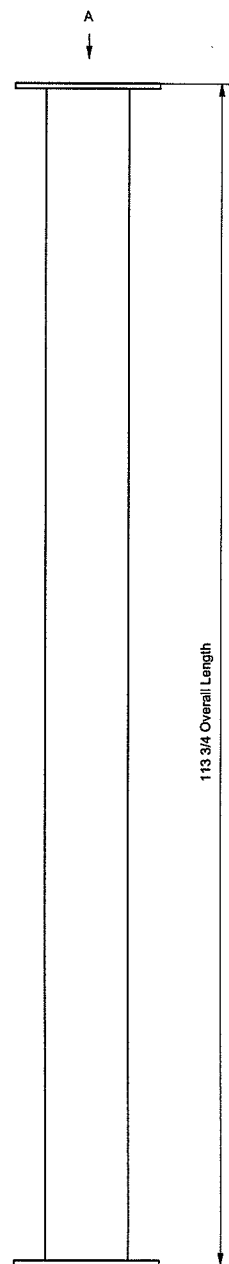
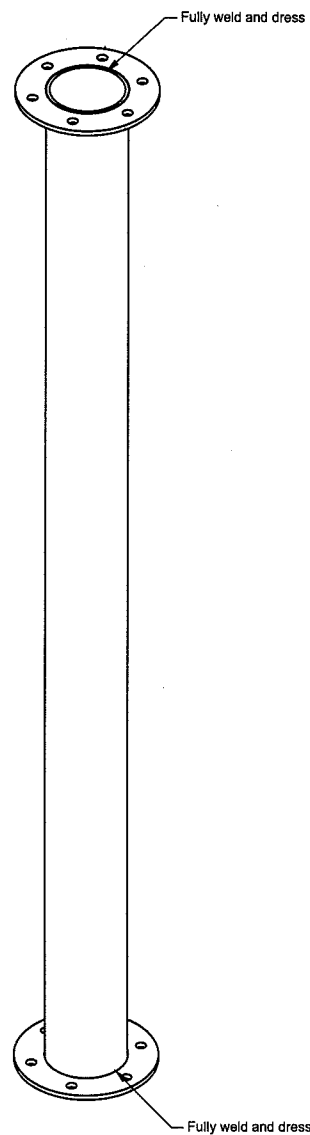


## Notes

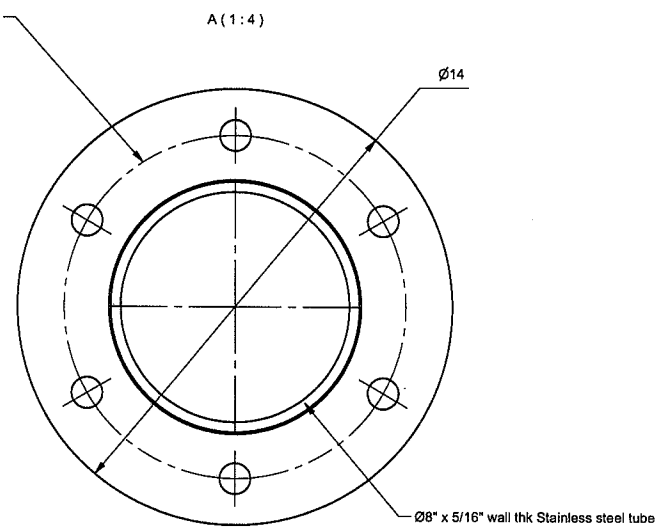
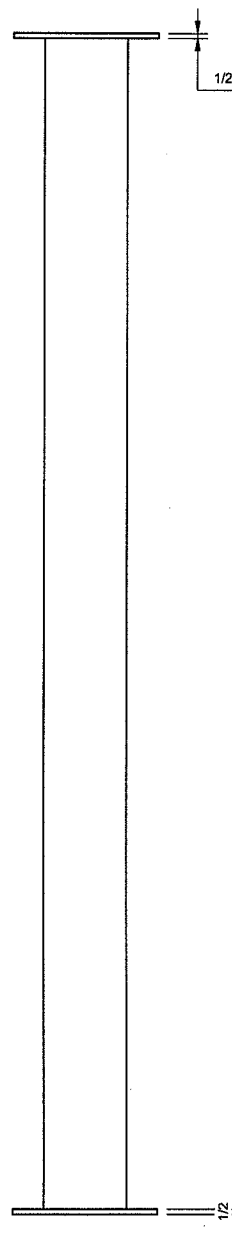
Connect post fabrication to roof frame  
using (6) 1/2" Dia A325-N bolts



IF IN DOUBT ASK



6 off equally spaced Ø1" holes on a 11" PCD



Do not scale - All dimensions in Inches - Do not manually alter CAD drawings

A	First Issue
Date	Revision details

Material  
Stainless Steel

Finish  
Self - Brushed

Quantity  
1 per shelter

Customer  
Tri Met

Project  
Discovery Shelter

Title  
Main Post Fabrication

Scale 1:12 Date 29/03/2010

Designed by NJS Checked by JM

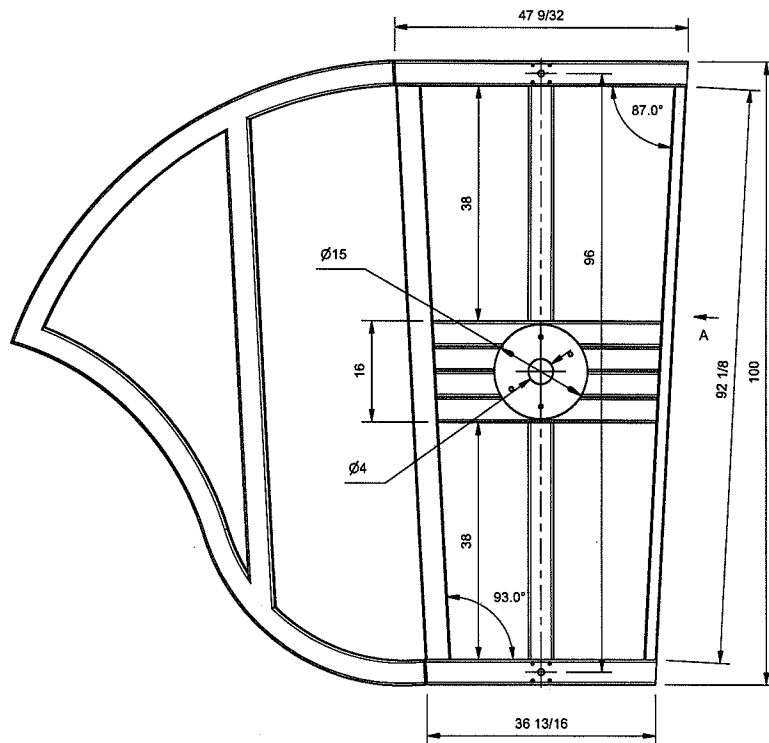
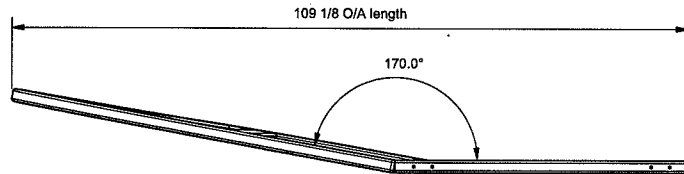
Drawing No. TEL A320 01 016 Rev A

## Notes

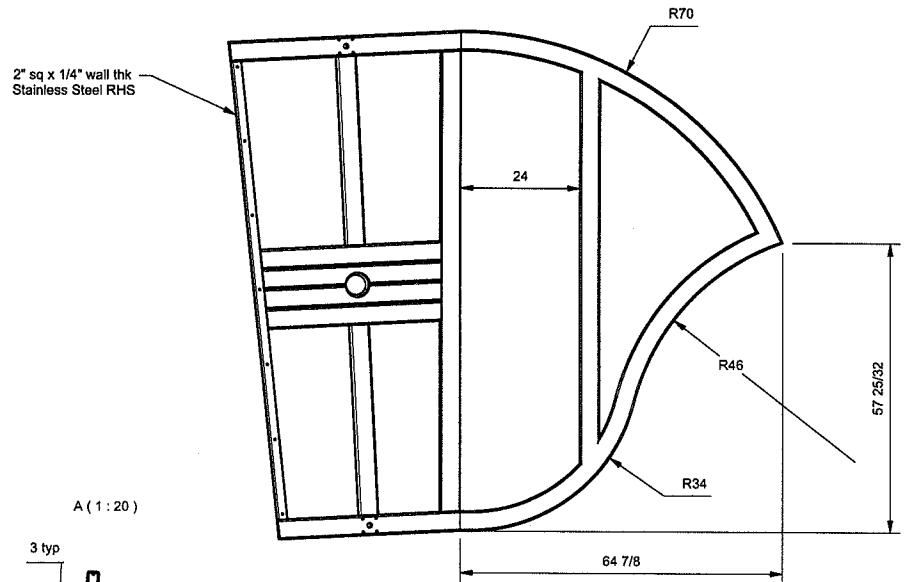
Connect post fabrication to roof frame using (6) 1/2" Dia A325-N bolts

Remove all burrs and sharp edges unless otherwise stated  
Tolerances unless stated to be at  $\pm 1/32$ "

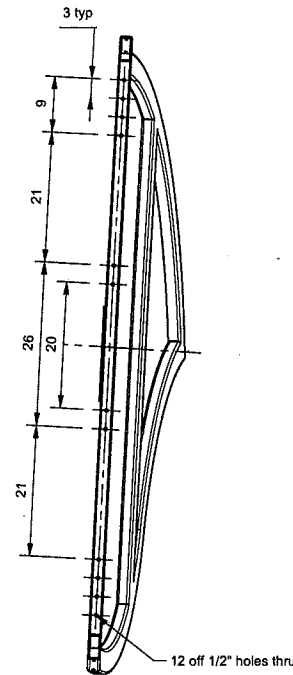
IF IN DOUBT ASK



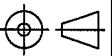
Remove all burrs and sharp edges unless otherwise stated  
Tolerances unless stated to be at  $\pm 1/32$ "



A (1:20)



Do not scale - All dimensions  
in Inches - Do not manually  
alter CAD drawings



Revision details	
Date	Revision

Material  
Stainless Steel

Finish  
Self - Brushed DP1 204 grit

Quantity  
1 off

Customer  
Tri Met

Project  
Discovery Shelter

Title  
RH Roof Support Fabrication  
(Small Shelter)

Scale 1:20 Date 22/06/2010

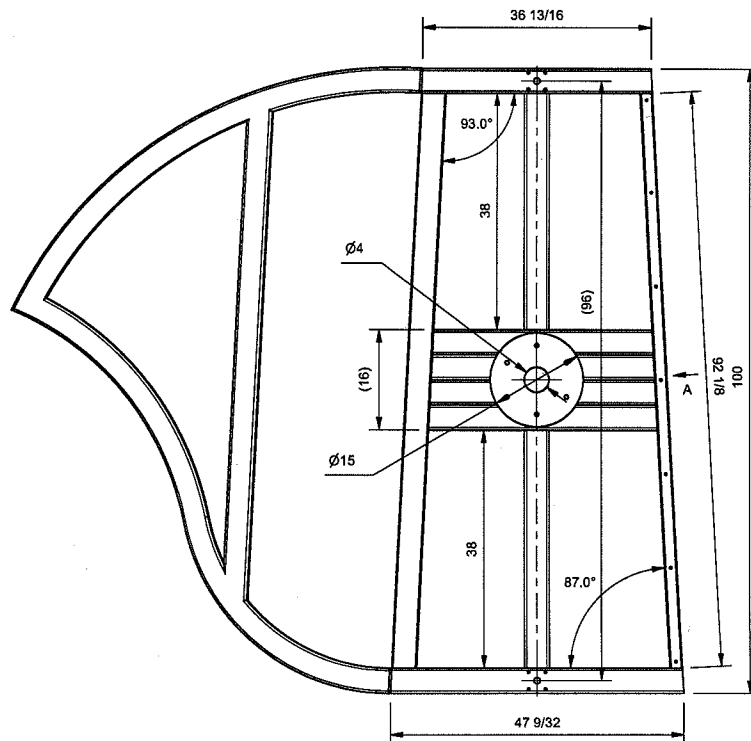
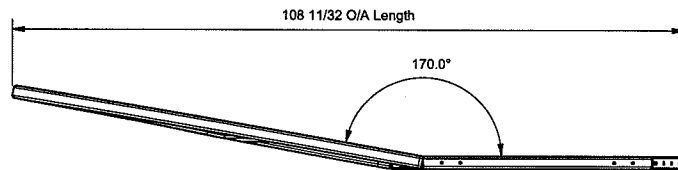
Designed by NJS Checked by JM

Drawing No. TEL A320 01 017 Rev A

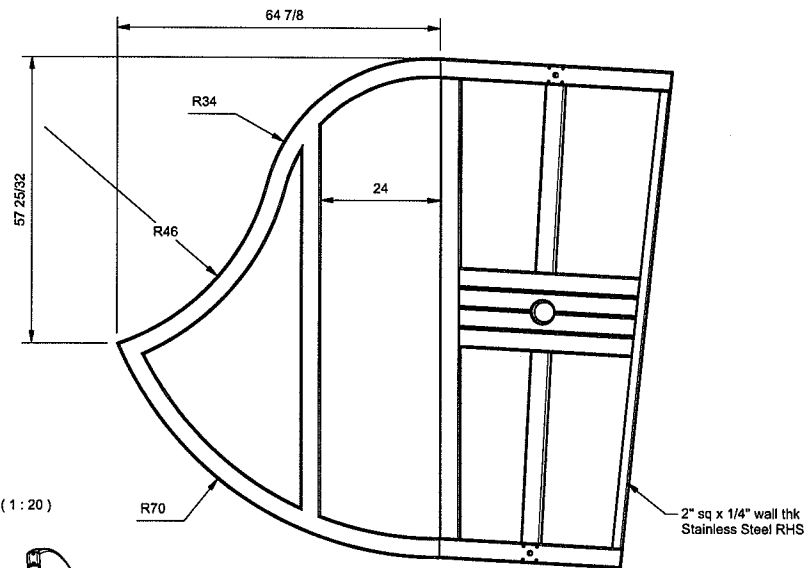
## Notes

- All splices shall consist of full penetration weld
- All members shall be 4" x 2" x 1/4" thk  
Stainless Steel flat unless noted otherwise

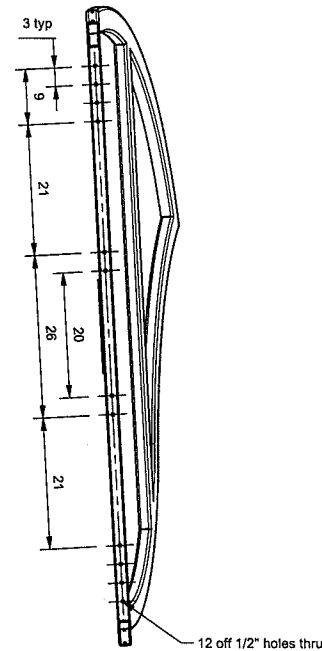
IF IN DOUBT ASK



Remove all burrs and sharp edges unless otherwise stated  
Tolerances unless stated to be at  $\pm 1/32$ "



A (1:20)



Do not scale - All dimensions in inches - Do not manually alter CAD drawings	
A	First Issue
Date	Revision details

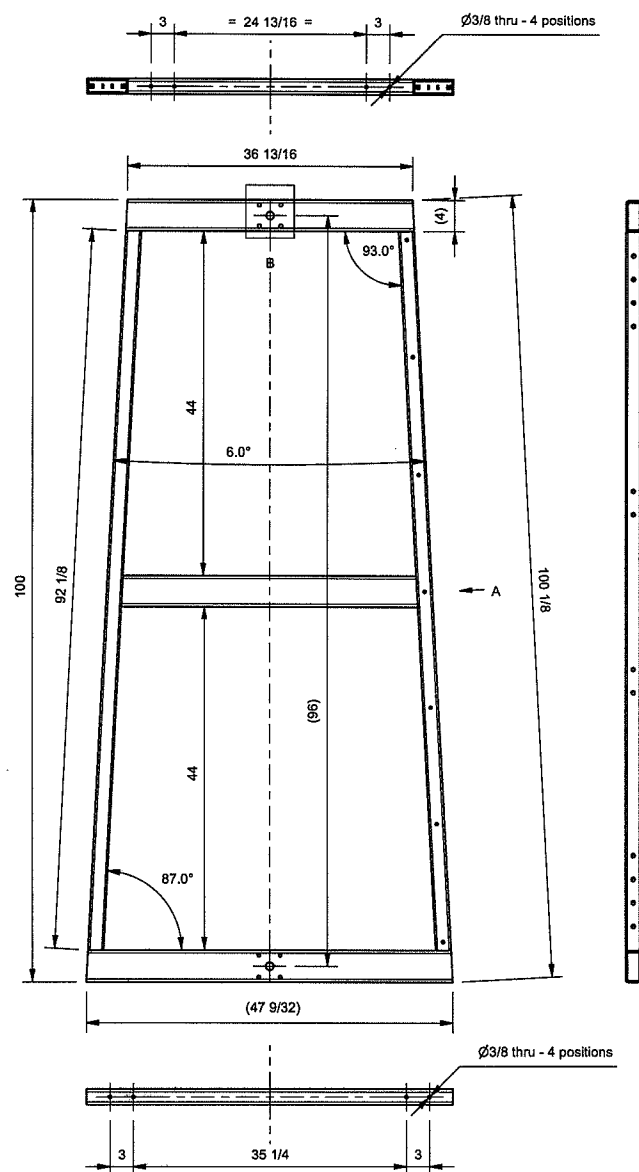
Material	
Stainless steel	
Finish	
Self - Brushed	
Quantity	
1 per shelter	
Customer	
Tri Met	
Project	
Discovery Shelter	
Title	
LH Roof Support Fabrication (Small Shelter)	

## Notes

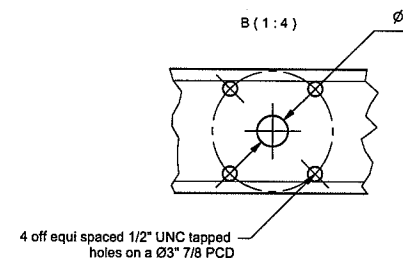
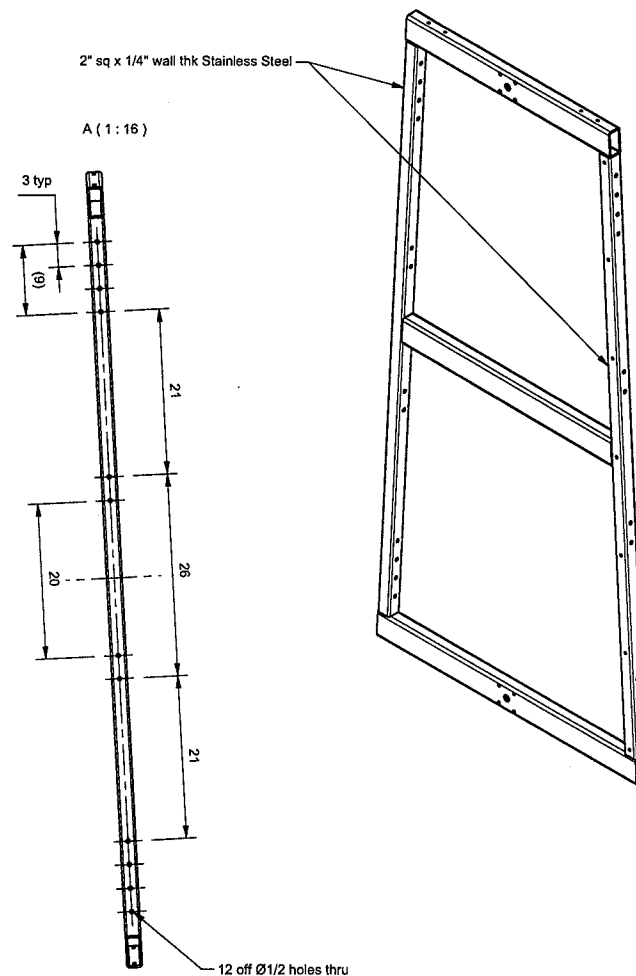
- All splices shall consist of **full penetration weld**
- All members shall be 4" x 2" x 1/4" thk Stainless Steel flat unless noted otherwise

Scale	1:20	Date	22/06/2010
Designed by	NJS	Checked by	JM
Drawing No.	TEL A320 01 018	Rev	A

**IF IN DOUBT ASK**



Remove all burrs and sharp edges unless otherwise stated  
Tolerances unless stated to be at  $\pm 1/32"$



Do not scale - All dimensions in Inches - Do not manually alter CAD drawings

A		First issue
	Date	Revision details

Material	See notes
----------	-----------

Finish  
Self - Brushed

Quantity	1 off
----------	-------

Customer	Tri Met
----------	---------

Project	Discovery Shelter
---------	-------------------

Title  
Small Centre Roof Support  
Fabrication

Scale	1:14	Date	21/06/2010
-------	------	------	------------

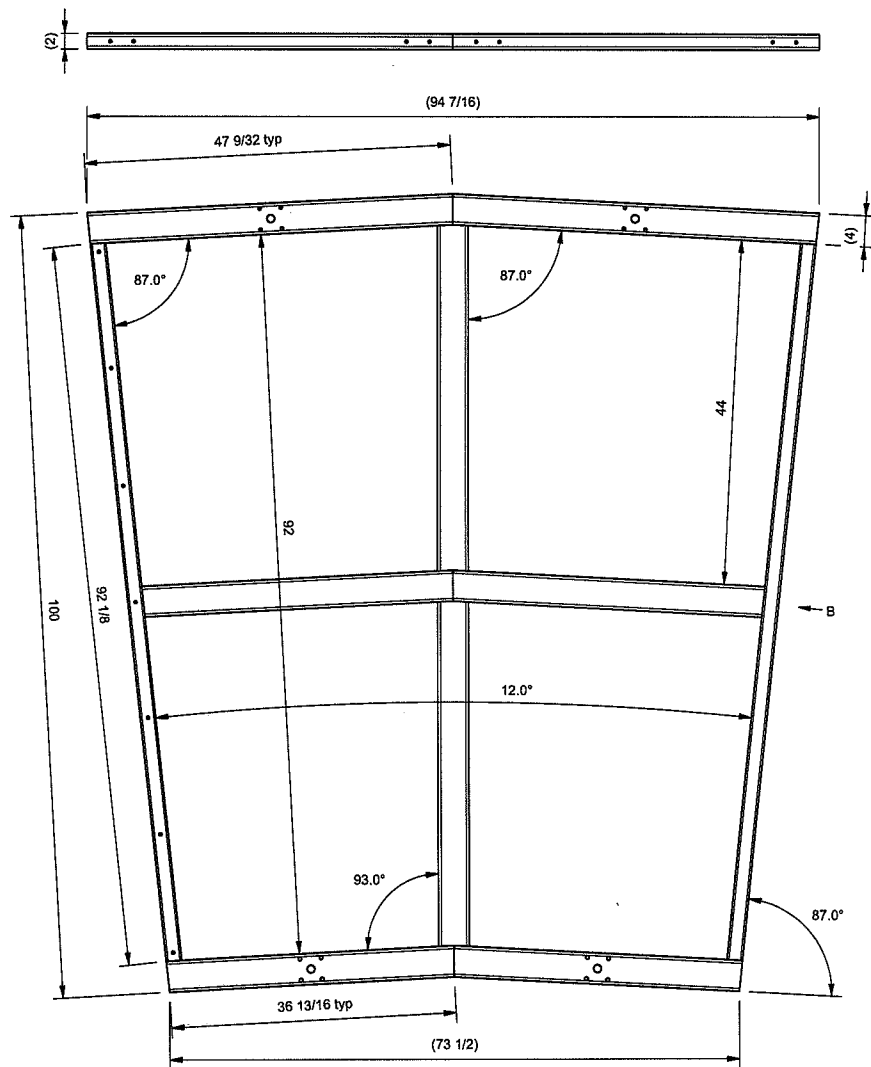
Designed by NJS	Checked by JM
--------------------	------------------

Drawing No. TEL A320 01 019	Rev A
--------------------------------	----------

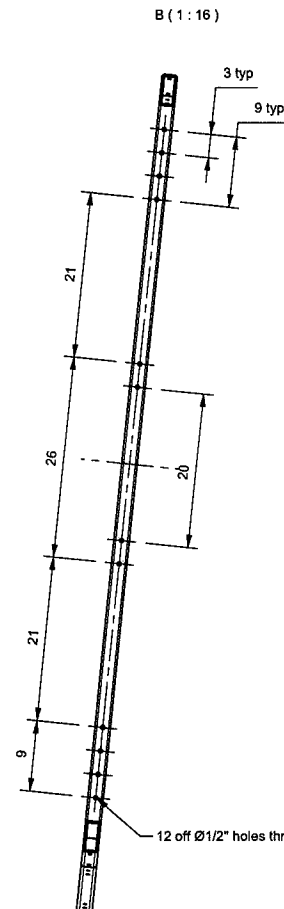
## Notes

- All splices shall consist of **full penetration weld**
- All members shall be 4" x 2" x 1/4" thk  
Stainless Steel flat unless noted otherwise

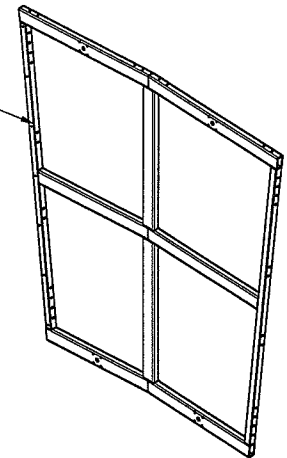
IF IN DOUBT ASK



Remove all burrs and sharp edges unless otherwise stated  
Tolerances unless stated to be at  $\pm 1/32$ "



2" sq x 1/4" wall thk  
Stainless Steel RHS



Do not scale - All dimensions in Inches - Do not manually alter CAD drawings	
A	
Date	Revision details

Material  
Stainless Steel

Finish  
Self - Brushed

Quantity  
1 off

Customer  
Tri Met

Project  
Discovery Shelter

Title  
Centre Roof Support  
Fabrication

## Notes

- All splices shall consist of full penetration weld
- All members shall be 4" x 2" x 1/4" thk Stainless Steel flat unless noted otherwise

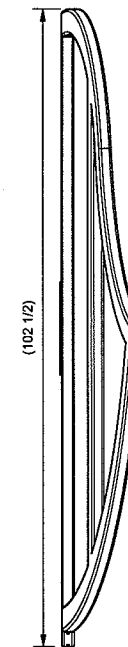
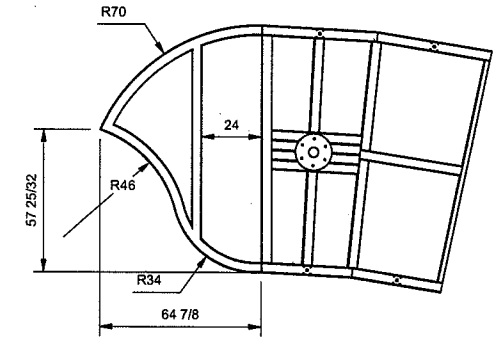
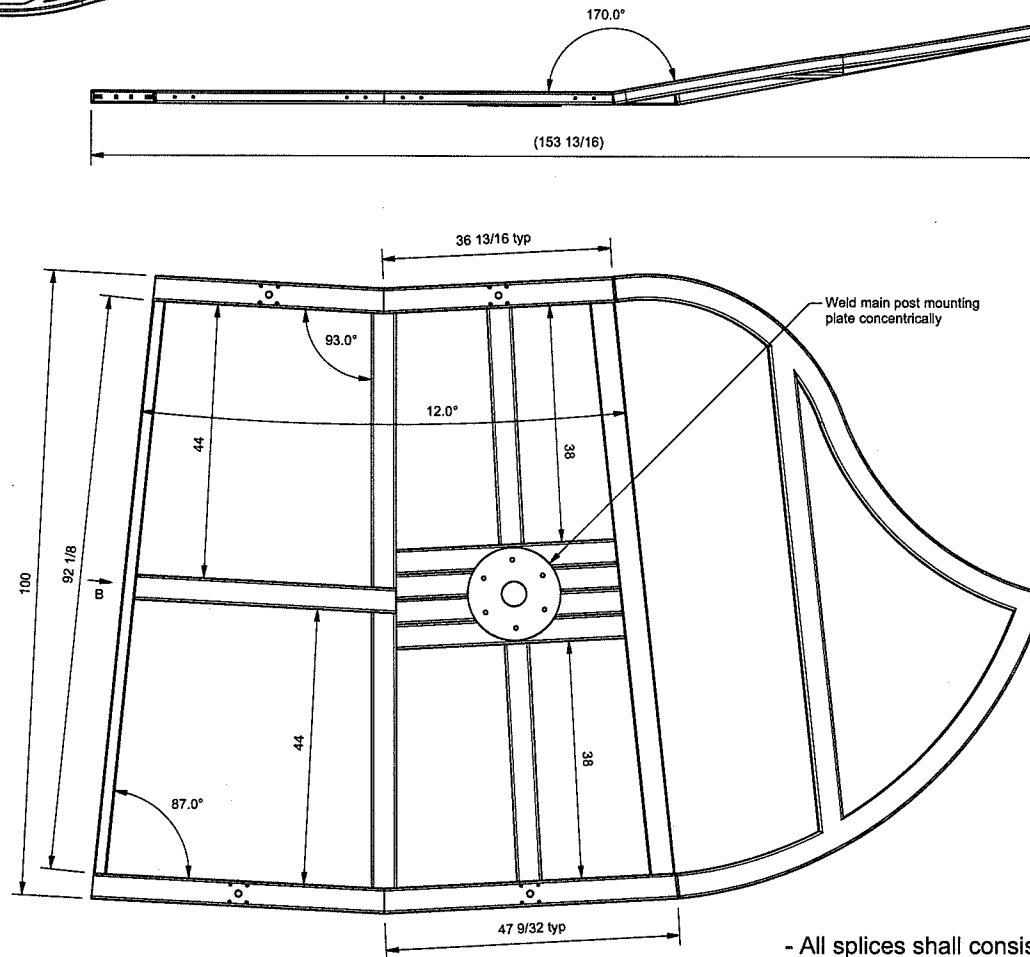
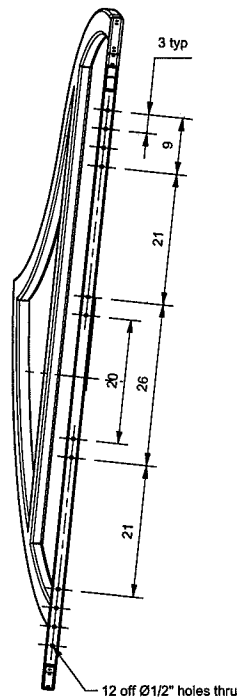
Scale	1:16	Date	21/06/2010
Designed by	NJS	Checked by	JM
Drawing No.	TEL A320 01 020	Rev	A

IF IN DOUBT ASK

2" sq x 1/4" wall thk  
Stainless Steel RHS

Plan view of angled wing (1 : 50)

B (1:20)



Do not scale - All dimensions in Inches - Do not manually alter CAD drawings	
A	First Issue
Date	Revision details

Material  
Stainless Steel

Finish  
Self - Brushed

Quantity  
1 off

Customer  
Tri Met

Project  
Discovery Shelter

Title  
RH End Roof Fabrication

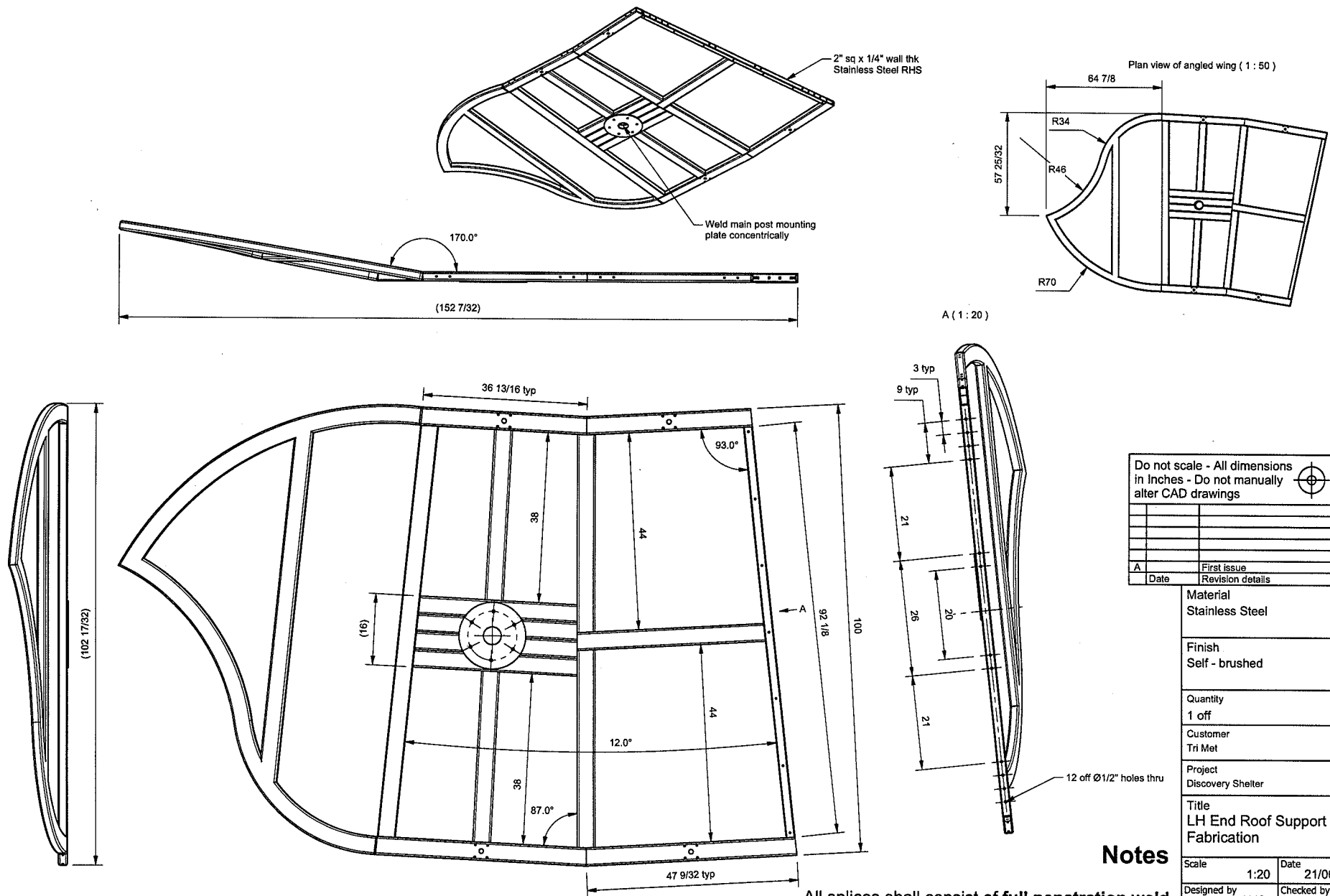
## Notes

- All splices shall consist of **full penetration weld**
- All members shall be 4" x 2" x 1/4" thk Stainless Steel flat unless noted otherwise

Remove all burrs and sharp edges unless otherwise stated  
Tolerances unless stated to be at  $\pm 1/32"$

Scale	1:20	Date	21/06/2010
Designed by	NJS	Checked by	JM
Drawing No.	TEL A320 01 021	Rev	A

**IF IN DOUBT ASK**



Remove all burrs and sharp edges unless otherwise stated  
Tolerances unless stated to be at  $\pm 1/32"$

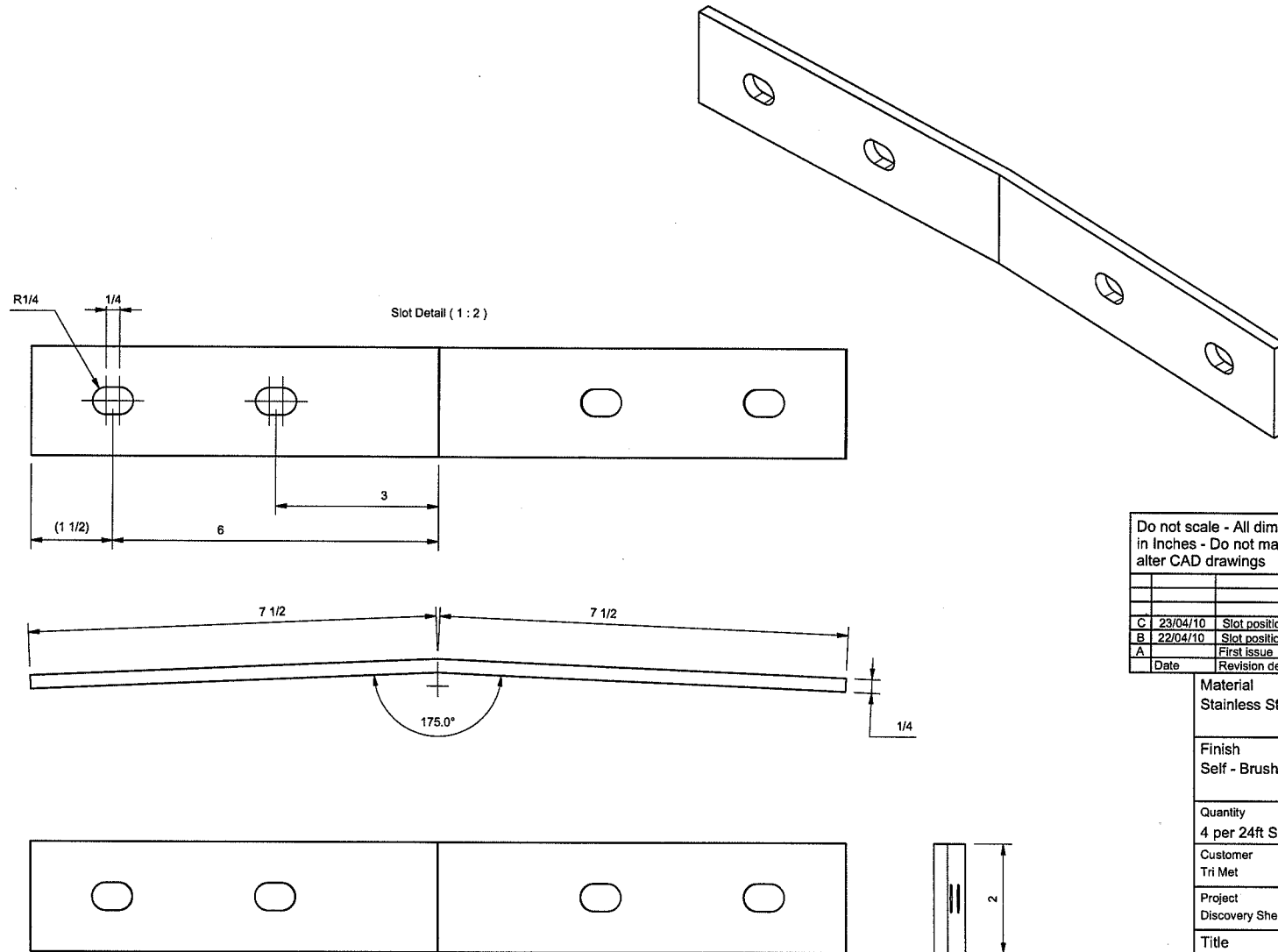
- All splices shall consist of **full penetration weld**
  - All members shall be 4" x 2" x 1/4" thk Stainless Steel flat unless noted otherwise

© Trueform Engineering Ltd. Unit 4 Pasadena Trading Estate, Pasadena Close, Pump Lane, Hayes, Middlesex UB3 3NQ - Tel: 020 8561 4959

\\Trueap\data\Cad Drawings\Inventor Folder\TEL A320 TRI-MET DISCOVERY SHELTERS\TEL A320 01 022.iam

A3

IF IN DOUBT ASK

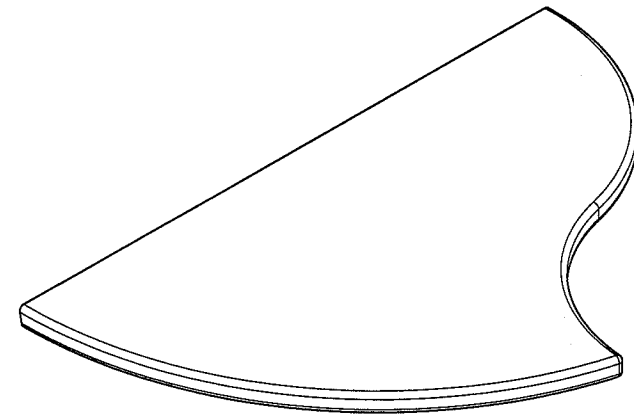
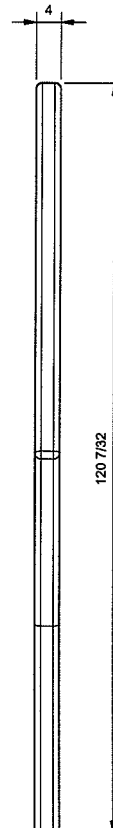
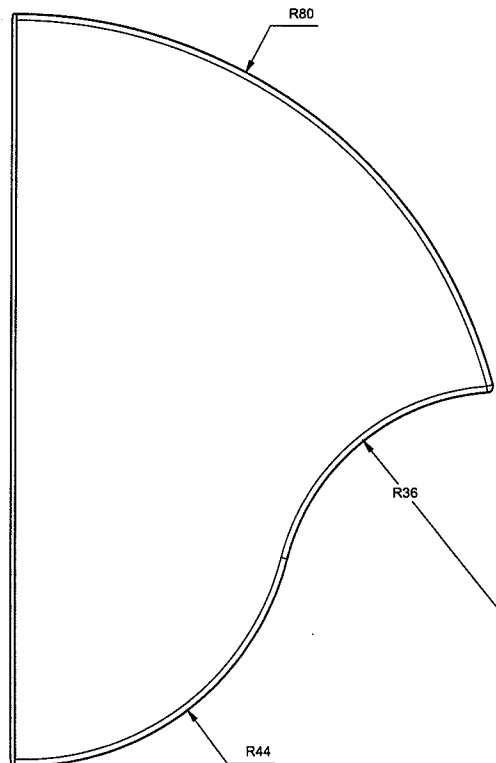
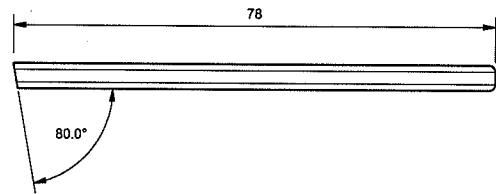


Do not scale - All dimensions in inches - Do not manually alter CAD drawings	
C	23/04/10 Slot positions moved + new length
B	22/04/10 Slot positions moved
A	First issue
Date	Revision details
Material	
Stainless Steel	
Finish	
Self - Brushed	
Quantity	
4 per 24ft Shelter	
Customer	
Tri Met	
Project	
Discovery Shelter	
Title	
Frame Brace	
Scale	Date
1:2	21/04/2010
Designed by	Checked by
NJS	JM
Drawing No.	Rev
TEL A320 02 051	C

Remove all burrs and sharp edges unless otherwise stated  
Tolerances unless stated to be at  $\pm 1/32$ "



IF IN DOUBT ASK



Do not scale - All dimensions in Inches - Do not manually alter CAD drawings	
A	First Issue
Date	Revision details

Material
GRP - See notes
Finish
See notes
Quantity
See order
Customer
Tri Met
Project
Discovery Shelter
Title
GRP Roof Wing

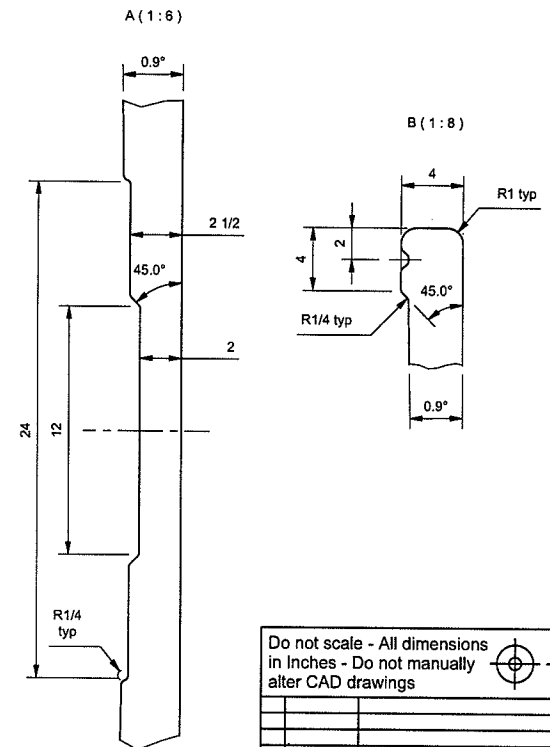
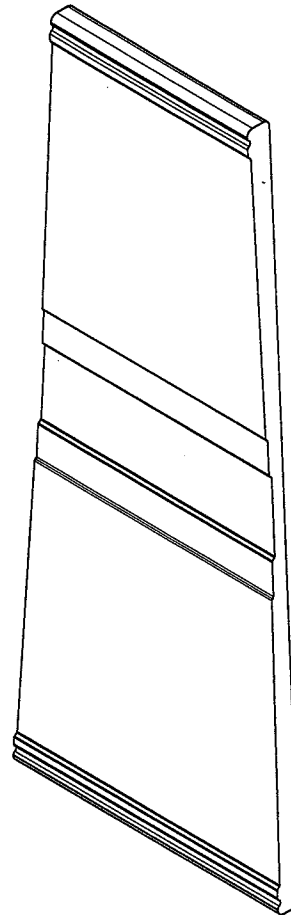
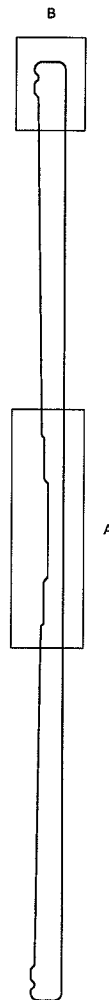
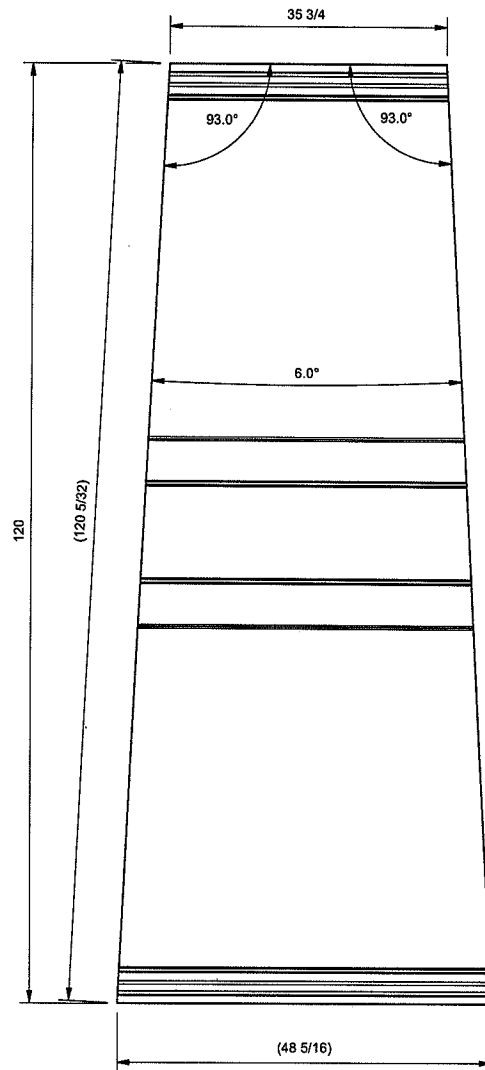
# Notes

- Draft faces not shown for clarity
- Internal construction not shown for clarity
- Material and finish spec tbc...

Scale	1:20	Date	29/03/2010
Designed by	NJS	Checked by	JM
Drawing No.	TEL A320 04 001	Rev	A

Remove all burrs and sharp edges unless otherwise stated  
Tolerances unless stated to be at  $\pm 1/32$ "

**IF IN DOUBT ASK**



Do not scale - All dimensions  
in Inches - Do not manually  
alter CAD drawings

A		First issue
	Date	Revision details

Material	GRP - Spec TBC
----------	----------------

Finish
See notes

Quantity	
See order	

Customer	Tri Met
----------	---------

Project	Discovery Shelter
---------	-------------------

Title	Standard GRP Roof Section
-------	---------------------------

## Notes

Scale	1:16	Date	21/06/2010
-------	------	------	------------

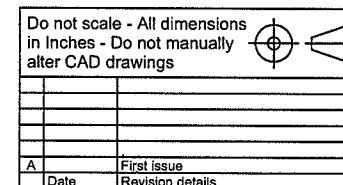
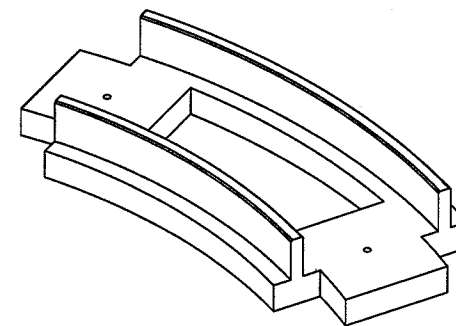
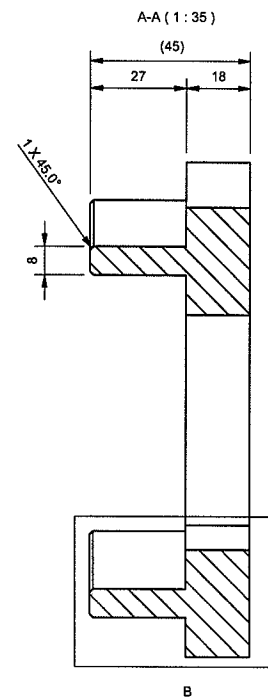
Designed by <b>NJS</b>	Checked by <b>JM</b>
---------------------------	-------------------------

Drawing No. TEL A320 04 010	Rev A
--------------------------------	----------

Remove all burrs and sharp edges unless otherwise stated  
Tolerances unless stated to be at  $\pm 1/32"$

- Draft faces not shown for clarity
- Internal construction not shown for clarity
- Material and finish spec tbc...

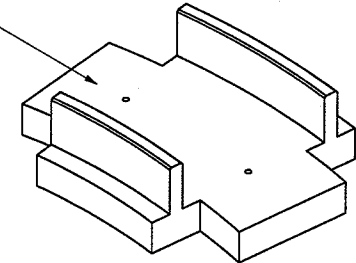
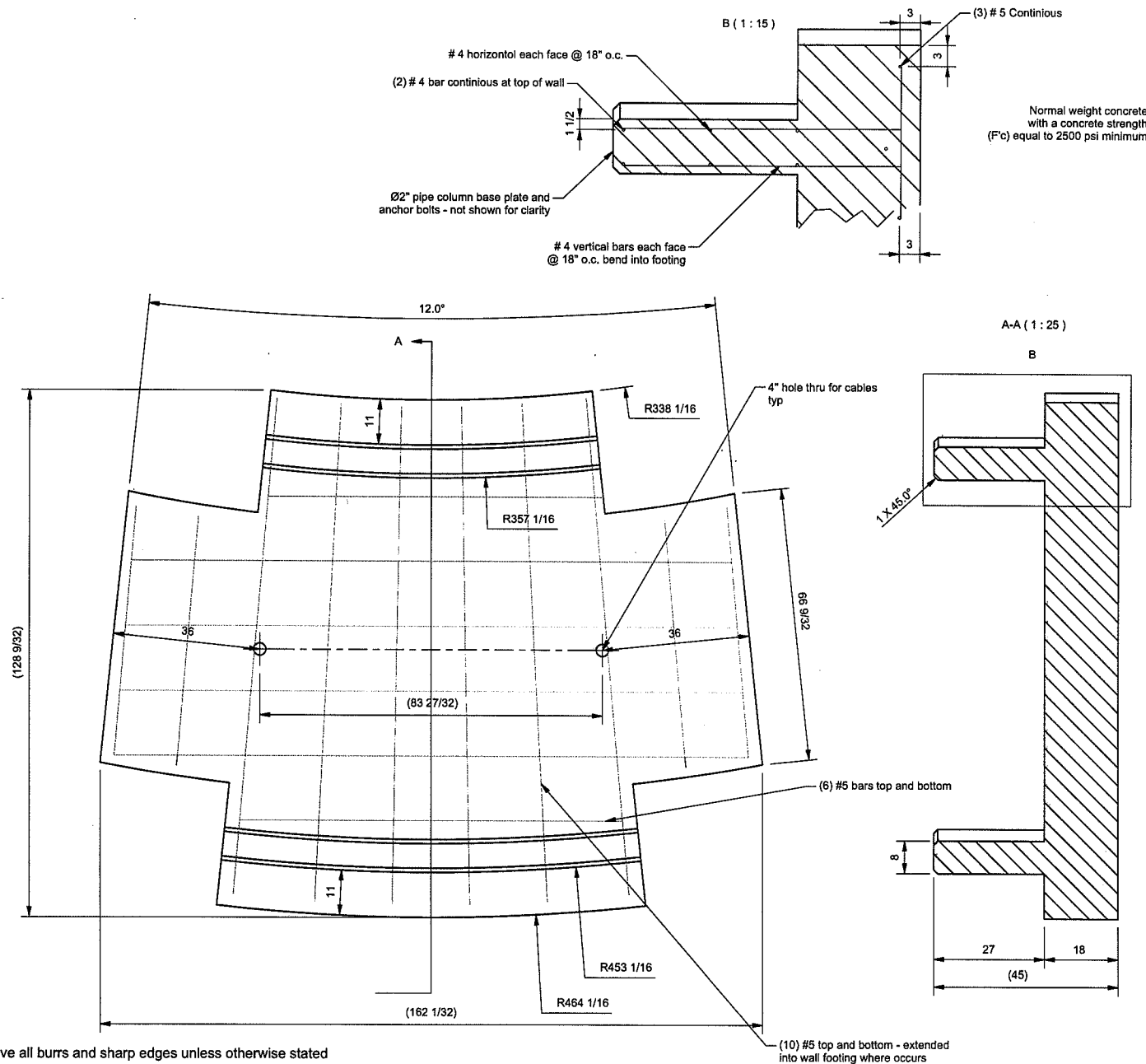
**IF IN DOUBT ASK**



Drawing No. TEL A320 50 001	Rev A
--------------------------------	----------

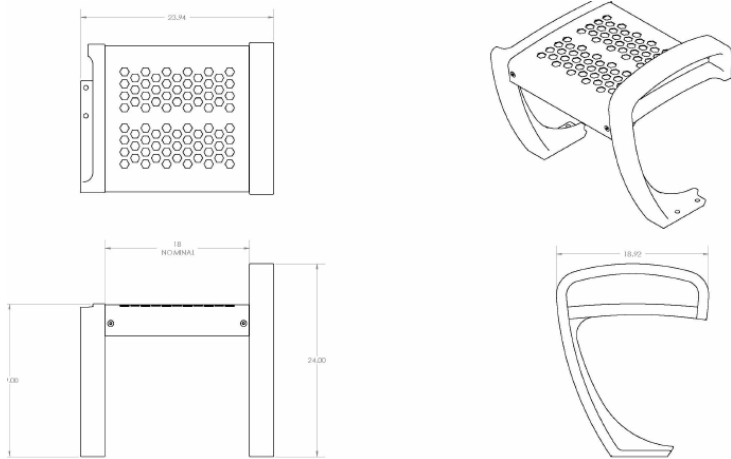
A3

IF IN DOUBT ASK



Do not scale - All dimensions in Inches - Do not manually alter CAD drawings	
A	
Date	First issue
Revision details	
Material	
See notes	
Finish	
Self	
Quantity	
X	
Customer	
Tri Met	
Project	
Discovery Shelter	
Title	
24ft Shelter Foundation	
Scale	Date
1:12	27/04/2010
Designed by	Checked by
NJS	JM
Drawing No.	Rev
TEL A320 50 003	A

## Seating for Milwaukie's Jackson Street Shelters





# MILWAUKIE

*Dogwood City of the West*

**To:** Design and Landmarks Committee  
**From:** Li Alligood, Assistant Planner and DLC Liaison  
Katie Mangle, Planning Director  
**Date:** April 21, 2010, for April 28, 2010, meeting  
**Subject:** Defining Milwaukie Character

---

## Background

Milwaukie's downtown Design Review process requires that staff and the DLC review new development and substantial remodel projects against five sets of Design Guidelines:

- Milwaukie Character
- Pedestrian Emphasis
- Architecture
- Lighting
- Signs

DLC members and staff have found it challenging to apply the "Milwaukie Character" guideline of the Downtown Design Guidelines to individual projects. The concepts described within the guideline are subjective and can be difficult to define. Milwaukie character is that intangible quality that "feels" like Milwaukie, that brings to mind images of an all-American small town with the amenities and comfort that idea implies.

The DLC members have expressed interest in finding a way to more clearly describe this quality to applicants and members of the public. In early 2010, the DLC began the process of crafting a shared understanding of the guideline and how to apply it. At the March 24, 2010, meeting of the DLC, members brainstormed about what "Milwaukie character" means to them, and how it could be described and demonstrated to applicants.

This memo presents a draft definition of "Milwaukie character" for discussion. Detailed notes of the March 24 meeting follow (see Attachment 1).

## Overview

During the discussion, the Committee generally agreed about the type of development they would like to see in downtown Milwaukie. The Committee's statements about Milwaukie Character are summarized as follows:

- Milwaukie is distinct from Portland, and is a small town with soft edges and access to nature.
- The city should capitalize on its history as a river city and its existing and future network of natural green spaces.
- Downtown has an eclectic mix of architecture from many periods; the Committee supports a mix of traditional and modern architectural styles.

- Permanence and quality can and should be expressed through quality design and materials, including use of natural materials such as brick, wood, and stone. Developers and architects should respect the city through attractive design and materials.
- New development should have architectural interest, including varied materials, rooflines, and decorative details. Development should focus on improving the pedestrian experience through planters, flowers, benches, and ground-floor architectural interest.
- New development should reference the natural environment through fountains, natural building materials, and public art referencing the wildlife and other unique aspects of Milwaukie.
- The design of the city and buildings within it should allow and encourage residents and visitors to feel a part of nature.

### **Draft Definition**

A concise definition can be a helpful starting point both for internal discussion and for sharing the desired character of development in Milwaukie with applicants. As a starting point, staff suggests the following definition of “Milwaukie Character”:

“Milwaukie is a historic, family-oriented small town with a wealth of natural and cultural features. It is the gateway between Portland and rural Clackamas County, and shares amenities with each. The historic downtown is compact, pedestrian-friendly, and people-oriented. An eclectic collection of architectural styles reflect periods of prosperity, and the numerous brick, stone, stucco, and wood buildings reflect the local materials. The city’s streams, springs, and lakes are its defining landscape features, as is its location on the Willamette River. The residents enjoy access to nature and the numerous green spaces in the downtown area. The creativity of the city’s and region’s residents is reflected in the surfaces and structures of the community. The community is proud of its history and excited about its future, and has high expectations for the quality and design of new development in downtown Milwaukie.”

Staff requests feedback on this definition from the DLC, and suggests that the committee refine it for future use. This type of description will help the DLC communicate with potential applicants. The next step, however, is to discuss the more difficult question, “How does the Committee judge a project against this guideline?”

### **Evaluating Projects for “Milwaukie Character”**

The adopted Downtown Design Guidelines document includes many statements about what may and may not create a development with Milwaukie Character. Staff suggests the DLC develop a list of questions that could be posed about a project’s design to help evaluate whether it successfully meets the Milwaukie Character guideline. Questions could include the following:

- Is the scale of the development appropriate for a small downtown? If not, could the design of the buildings be changed to better integrate the overall development into the existing fabric?
- Does the design acknowledge or restore existing buildings and features? If not, are there aspects of the design that could be changed to do so?
- Does the design emphasize and enhance the pedestrian experience?
- Is the design custom created for downtown Milwaukie, or could it be placed anywhere? How could it be modified to be more site-specific?