



MILWAUKIE

Dogwood City of the West

To: Design and Landmarks Committee
From: Li Alligood, Assistant Planner and DLC Liaison
Date: February 27, 2012
Subject: Preparation for March 5, 2012, Meeting

Greetings! We will be in the City Hall Conference Room for next Monday's meeting at 6:30 p.m. See Enclosure 1 for the meeting agenda.

Riverfront Park/Klein Point

On November 9, 2009, the DLC recommended approval of land use file #DR-09-01 for the development of Riverfront Park. A condition of approval required DLC review and approval of the final development plans. The applicant will present plans for Klein Point, a natural area at the northern end of the park, for DLC approval. See Enclosure 3 for the staff report and attachments.

Outgoing Committee Member

Patty Wisner has been a member of the Design and Landmarks Committee (formerly the Historic Resources Committee, Historic Resources Commission, and Design and Landmarks Commission) since 1996. She has reached her maximum term limits and will be leaving the Committee on March 31, 2012.

See you next Monday at 6:30 p.m.!

Enclosures

1. March 5, 2012, meeting agenda
2. February 15, 2012, meeting minutes
3. Riverfront Park/Klein Point staff report



AGENDA

MILWAUKIE DESIGN AND LANDMARKS COMMITTEE

Monday, March 5, 2012, 6:30 PM

CITY HALL CONFERENCE ROOM

10722 SE MAIN ST

1.0 Call to Order - Procedural Matters

2.0 Meeting Notes – Motion Needed

2.1 February 15, 2012

3.0 Information Items

4.0 Audience Participation – This is an opportunity for the public to comment on any item not on the agenda

5.0 Public Meetings – Public meetings will follow the procedure listed on reverse

6.0 Worksession Items

6.1 Summary: Riverfront Park/Klein Point after-action review

Presenters: Ryan Marquardt, Associate Planner

6.2 Summary: Request for revision of façade improvement grant for Bernard's Garage

Presenter: Li Alligood, Assistant Planner

7.0 Other Business/Updates

7.1 Farewell to DLC Member Patty Wisner

8.0 Design and Landmark Committee Discussion Items – This is an opportunity for comment or discussion for items not on the agenda.

9.0 Forecast for Future Meetings:

April 2, 2012 1. Façade Improvement Program application review – *tentative*

2. Light rail station design worksession - tentative

May 7, 2012 1. Façade Improvement Program application review – *tentative*

Milwaukie Design and Landmarks Committee Statement

The Design and Landmarks Committee is established to advise the Planning Commission on historic preservation activities, compliance with applicable design guidelines, and to review and recommend appropriate design guidelines and design review processes and procedures to the Planning Commission and City Council.

1. **PROCEDURAL MATTERS.** If you wish to speak at this meeting, please fill out a yellow card and give to planning staff. Please turn off all personal communication devices during meeting. For background information on agenda items, call the Planning Department at 503-786-7600 or email planning@ci.milwaukie.or.us. Thank You.
2. **DESIGN AND LANDMARK COMMITTEE MEETING MINUTES.** Approved DLC Minutes can be found on the City website at www.cityofmilwaukie.org
3. **CITY COUNCIL MINUTES** City Council Minutes can be found on the City website at www.cityofmilwaukie.org
4. **FORECAST FOR FUTURE MEETING.** These items are tentatively scheduled, but may be rescheduled prior to the meeting date. Please contact staff with any questions you may have.

Public Meeting Procedure

Those who wish to testify should come to the front podium, state his or her name and address for the record, and remain at the podium until the Chairperson has asked if there are any questions from the Committee members.

1. **STAFF REPORT.** Each design review meeting starts with a brief review of the staff report by staff. The report lists the criteria for the land use action being considered, as well as a recommendation with reasons for that recommendation.
2. **CORRESPONDENCE.** Staff will report any verbal or written correspondence that has been received since the Committee was presented with its meeting packet.
3. **APPLICANT'S PRESENTATION.**
4. **PUBLIC TESTIMONY IN SUPPORT.** Testimony from those in favor of the application.
5. **NEUTRAL PUBLIC TESTIMONY.** Comments or questions from interested persons who are neither in favor of nor opposed to the application.
6. **PUBLIC TESTIMONY IN OPPOSITION.** Testimony from those in opposition to the application.
7. **QUESTIONS FROM COMMITTEE MEMBERS.** The committee members will have the opportunity to ask for clarification from staff, the applicant, or those who have already testified.
8. **REBUTTAL TESTIMONY FROM APPLICANT.** After all public testimony, the Committee will take rebuttal testimony from the applicant.
9. **CLOSING OF PUBLIC MEETING.** The Chairperson will close the public portion of the meeting. The Committee will then enter into deliberation. From this point in the meeting the Committee will not receive any additional testimony from the audience, but may ask questions of anyone who has testified.
10. **COMMITTEE DISCUSSION AND ACTION.** It is the Committee's intention to make a recommendation this evening on each issue on the agenda. Design and Landmark Committee recommendations are not appealable.
11. **MEETING CONTINUANCE.** Prior to the close of the first public meeting, *any person* may request an opportunity to present additional information at another time. If there is such a request, the Design and Landmarks Committee will either continue the public meeting to a date certain, or leave the record open for at least seven days for additional written evidence, argument, or testimony.

The City of Milwaukie will make reasonable accommodation for people with disabilities. Please notify us no less than five (5) business days prior to the meeting.

Milwaukie Design and Landmarks Committee:

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

Planning Department Staff:

Katie Mangle, Planning Director
Susan Shanks, Senior Planner
Brett Kelter, Associate Planner
Ryan Marquardt, Associate Planner
Li Alligood, Assistant Planner
Alicia Martin, Administrative Specialist II
Marcia Hamley, Administrative Specialist II

**CITY OF MILWAUKIE
DESIGN AND LANDMARKS COMMITTEE
MEETING MINUTES
Milwaukie City Hall
10722 SE Main St
WEDNESDAY, FEBRUARY 15, 2012
6:30 PM**

DLC MEMBERS PRESENT

Greg Hemer, Chair
Chantelle Gamba
Becky Ives
Patty Wisner

STAFF PRESENT

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

MEMBERS ABSENT

Jim Perrault, Vice Chair

1.0 Call to Order – Procedural Matters

Chair Greg Hemer called the meeting to order at 6:33 p.m. and read the conduct of meeting format into the record.

2.0 Design and Landmarks Committee Minutes

2.1 December 5, 2011

DLC Member Chantelle Gamba moved to approve the December 5, 2011, Design and Landmarks Committee minutes as presented. Chair Hemer seconded the motion. The minutes were approved unanimously.

2.2 January 30, 2012

DLC Member Becky Ives moved to approve the January 30, 2012, Design and Landmarks Committee minutes as presented. Chair Hemer seconded the motion. The minutes were approved unanimously.

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

3.0 Information Items – None

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: Façade Improvement Program application review: 10600 SE McLoughlin Blvd

Li Alligood, Assistant Planner, reviewed the application.

Ms. Gamba moved to approve the application for the full amount requested. Ms. Ives seconded the motion. The application was approved unanimously.

Ms. Ives commented that she was disappointed about some recent building paint schemes the Committee had approved, and felt the Committee should be more deliberate in the future about approving color schemes in downtown.

6.2 Summary: Light Rail station area design

Brian Goldbloom, Station Artist, provided an overview of the station art via PowerPoint presentation.

- The column sculpture design was based on the vine maple. The columns would not be mobile and would be made of dark gray granite.
- The man-made bridge on the north end of the station site was changed from gray granite to red to reflect its man-made nature.

DLC Member Patty Wisner arrived at 6:55 p.m.

Chair Hemer complemented the design of the public art and Mr. Goldbloom's sensitivity to context.

Jeb Doran, TriMet Design Coordinator, provided an overview of outstanding questions from the January 30 meeting. He noted that he did not have all of the information prepared to share with the Committee. He introduced material samples of a platform paver and stainless steel with a bead-blasted finish.

Bob Hastings, TriMet Architect, provided an overview of the building designs for the downtown substation and signal communications buildings via PowerPoint presentation.

- The buildings would be constructed of painted CMU block with a galvanized metal screen mounted on the surface.
- The Adams St building would have a green roof; the Monroe St building would have solar panels.
- He provided color samples for the building, and a sample of the screen.
- A “green screen” of vegetation was not an option due to the requirements for the equipment housed in the buildings.

The Committee was supportive of the material samples presented for the platform, and the color and the screen design presented for the system buildings.

Li Alligood, Assistant Planner, noted that the use of CMU block and metal screen could require an exception to the downtown design standards, which would be reviewed through a Type III process.

7.0 Other Business/Updates

7.1 Street trees in downtown

Ms. Gamba requested a discussion of the City’s downtown street tree standards. She expressed concern that the red maple required in many downtown areas was poorly suited as a street tree, and the current regulations did not allow sufficient flexibility to incorporate best practices and new information.

Ms. Alligood explained the City’s street tree regulations, which were contained in the *Downtown and Riverfront Land Use Framework Plan: Public Area Requirements* and the City’s

Public Works Standards. Both sets of regulations were administered by the Engineering Department.

Katie Mangle, Planning Director, suggested that Ms. Gamba and other interested Committee members meet with the Engineering Department to discuss the standards and how they were applied.

7.2 Officer elections

Ms. Ives moved that the current officers be re-elected to their positions. Ms. Gamba seconded the motion. The motion was approved unanimously, with Greg Hemer retaining the position of Chair and Jim Perrault retaining the position of Vice-Chair.

8.0 Design and Landmarks Committee Discussion Items – None

9.0 Forecast for Future Meetings:

- | | |
|---------------|--------------------------------------------------------------|
| March 5, 2012 | 1. Façade Improvement Program application review (tentative) |
| | 2. Riverfront Park/Klein Point after-action review |

- | | |
|---------------|--------------------------------------------------------------|
| April 2, 2012 | 1. Façade Improvement Program application review (tentative) |
|---------------|--------------------------------------------------------------|

Meeting adjourned at approximately 8:20 p.m.

Greg Hemer, Chair



MILWAUKIE
Dogwood City of the West

To: Design and Landmarks Committee

Through: Katie Mangle, Planning Director

From: Ryan Marquardt, Associate Planner

Date: February 27, 2012, for March 5, 2012, Design and Landmarks Committee Meeting

Subject: Milwaukie Riverfront Park—Klein Point post-approval review

File: DR-09-01

ACTION REQUESTED

Find that the development plans for Klein Point in Milwaukie Riverfront Park do 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". The Committee's review should focus on ensuring that there are not problems in the design details of the specified park areas that diminish the park's compliance with the specified Downtown Design Guidelines.

BACKGROUND INFORMATION

A. History of Prior Actions and Discussions

- **November 2009:** DLC reviewed the Design Review land use application for Riverfront Park and recommended that the Planning Commission approve the application.
- **June 2008:** The DLC had a worksession to be familiar with the park design prior to the submission of a Design Review land use application.
- **April 2008:** The DLC participated in the review of the proposal to remove the Portland Traction Line, located in Riverfront Park, from the City's list of Unrankable Historic Resources.

B. General Background Information

In 2010, the Milwaukie Planning Commission granted approval for the land use application to develop Milwaukie Riverfront Park (File #DR-09-01). The Design and Landmark Committee reviewed the application prior to the Planning Commission's hearing, and recommended that the Planning Commission approve the proposed park plans. The Planning Commission found that the proposed park plans were in substantial conformance with the Downtown Design Guidelines. The plans reviewed at that time were approximately a 70% completion, meaning that not all of the final decisions about the specific designs were complete. A condition of the approval is that specific parts of the 100% development plans are evaluated by the DLC to ensure that the plans still comply with the applicable guidelines.

The specific parts of the park plans to be evaluated are key pedestrian areas and buildings, such as overlook points, water features, and the main restroom building. The 100% development plans currently under review for development permits are only for the portion of the park north of Monroe St. The only area evaluated by the DLC at this meeting will be the Klein Point overlook near the mouth of Johnson Creek.

EVALUATION OF DEVELOPMENT PLANS

The DLC needs to evaluate the final plans against the criterion that "...the plans do not diminish the park's compliance with the Pedestrian Emphasis Guidelines: "Define the Pedestrian Environment", "Protect the Pedestrian from the Elements", "Provide Places for Stopping and Viewing", and "Create Successful Outdoor Spaces". The development plans will be approved if a majority of the DLC members agree that this criterion is satisfied.

A. Klein Point

Klein Point is located at the northern end of Riverfront Park (see Figure 1). It is designed to emphasize passive recreation within the existing natural environment. The overlook itself will be an area where park visitors can view the mouth of Johnson Creek and the restored habitat along its banks. A large oak tree is in close proximity to the overlook area, and visitors will pass by the tree on the short path between the overlook and the main park path.



Figure 1: Riverfront Park – Klein Point in red circle

The development plans for Klein Point are in Attachment 1. The overlook itself is a 20 ft diameter circular area that is enclosed for about 3/4 of the circle by a 2.5 ft tall basalt wall.

The path leading to the overlook and the ground of the overlook will be covered in stone pavers.

B. Downtown Design Guidelines Analysis

Staff's assessment of the Downtown Design Guidelines specified for review is in the following table. The full contents of the specific guidelines are in Attachment 2.

PEDESTRIAN EMPHASIS GUIDELINES	
<i>b. Define the Pedestrian Environment = Provide human scale to the pedestrian environment, with variety and visual richness that enhance the public realm.</i>	
The Klein Point overlook is designed primary for pedestrians. The design includes a small pedestrian path with stone pavers that lead to the overlook. The overlook has the same surface materials and also has a low wall with basalt rock on the wall sides and top. The wall and surface materials are visually interesting in that they provide texture and use natural materials. Staff believes that the design, scale, and materials proposed for the overlook are consistent with the design that the Planning Commission found to be substantially consistent with this guideline.	
<i>c. Protect the Pedestrian from the Elements = Protect pedestrians from wind, sun, and rain.</i>	
This guideline is most applicable to structures in the park. There were no coverings proposed for the open overlook areas such as Klein Point in the plans approved by the Planning Commission. The existing and proposed vegetation around the overlook would provide some protection from sun, wind and rain at various times in the year, though they would not provide complete shelter from these elements. Staff believes that this guideline is adequately met, given the intent for this area to remain in a mostly natural state without including structures to provide protection from the elements.	
<i>d. Provide Places for Stopping and Viewing = Provide safe, comfortable places where people can stop to sit and rest, meet and visit with each other, and otherwise enjoy the downtown surroundings.</i>	
The Klein Point overlook specifically supports this guideline. It is designed as a view point in a natural setting that allows visitors to see the confluence of two regionally important waterways. The low walls at the overlook help define the space and serve as informal seating where visitors can rest and observe the natural surroundings. Staff believes that the overlook strongly meets the intent of this guideline.	
<i>e. Create Successful Outdoor Spaces = Spaces should be designed for a variety of activities during all hours and seasons.</i>	
Klein Point overlook will be a successful outdoor space unto itself, and help make all of Riverfront Park a successful outdoor open space. The design of the space itself is pedestrian-scaled and the materials have texture and materials that have small-scale visual interest. The overlook is an area for passive recreation and is physically separate from the more active use areas of the park. The overlook will be an area that can be used year-round and is accessible all hours that the park is open. As an area within the park, the overlook contributes to the variety of uses in the park that range from active uses in more developed park landscapes to passive areas in natural settings. Staff believes that the design for the overlook strongly meets the intent of this guideline.	

CONCLUSIONS

The intent of the post-approval review is to ensure that the final development plans carry through with the intended designs that were presented during land use review. This review assumes that the basic design and placement of the specific features within the park are consistent with the Downtown Design Guidelines. The Committee's review should focus on ensuring that there are not problems in the design details of the specified park areas that diminish the park's compliance with the specified Downtown Design Guidelines.

Staff recommends that the DLC find the development plans for the Klein Point overlook do not diminish the park's compliance with the specified Pedestrian Emphasis guidelines. The plans for the overlook are substantially similar to what was proposed in the land use application plans, and maintains the character of the overlook as a pedestrian oriented view point in a quiet and natural area of the park.

ATTACHMENTS

1. Development Plans for Klein Point overlook (attached)
2. Selected Downtown Design Guidelines (attached)



DEVELOPER:

CITY OF MILWAUKIE OREGON
CITY HALL
10722 SE MAIN STREET
MILWAUKIE, OR 97222
(503) 786-7555

ENGINEER

DAVID EVANS AND ASSOCIATES, INC.
2100 SW RIVER PARKWAY
PORTLAND, OREGON 97201
503-223-6663
CONTACT: STEVE HARRISON, P.E.

OTHER AGENCIES

UTILITY NOTIFICATION:
UTILITY NOTIFICATION CENTER
ADMINISTRATIVE OFFICE: 503-232-1987
CALL BEFORE YOU DIG: 1-800-332-2344
SANITARY SEWER:
CITY OF MILWAUKIE 503-786-7600
WATER:
CITY OF MILWAUKIE 503-786-7600
TELECOMMUNICATIONS:
QWEST: 811
COMCAST: 800-COMCAST
ELECTRIC:
PORTLAND GENERAL ELECTRIC:
1-800-542-8818
GAS:
NORTHWEST NATURAL GAS: 503-226-4211

SURVEY BENCHMARK

THE BENCH MARK USED IS A FOUND 2-3/4" BRASS DISC AT THE SW CORNER OF THE KELLOGG CR. BRIDGE WINGWALL IN THE ACCESS ROAD TO THE SEWAGE TREATMENT PLANT, 1.25 FT FROM THE FACE OF THE WINGWALL. OREGON STATE HIGHWAY DIV. BENCH MARK K679 (1980). ELEVATION 34.56

GENERAL NOTES

- | | |
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| <p>1. THIS SET OF PLANS REPRESENTS PART OF THE CONTRACT DOCUMENTS FOR IMPROVEMENTS OF CITY OF MILWAUKIE PROPERTIES IN MILWAUKIE, OREGON. THE INFORMATION CONTAINED IN THIS SET OF PLANS COMPLEMENTS BUT DOES NOT REPLACE THAT CONTAINED IN THE WRITTEN SPECIFICATIONS. PROSPECTIVE BIDDERS, SUPPLIERS, CONTRACTORS AND SUBCONTRACTORS SHALL REVIEW AND FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AND REQUIREMENTS OF THIS CONTRACT. THESE GENERAL NOTES SUPPLEMENT BUT DO NOT REPLACE THE WRITTEN PORTION OF THESE CONTRACT DOCUMENTS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO BECOME FAMILIAR WITH AND APPLY ALL PARTS OF THE CONTRACT DOCUMENTS.</p> | <p>TO VERIFY AND ACCOMMODATE ANY EXISTING UTILITIES WITH MODIFIED GRADES OR ALIGNMENTS, OR TEMPORARY SUPPORTS SHALL BE CONSIDERED INCIDENTAL TO OTHER BID ITEMS AND NO ADDITIONAL COMPENSATION SHALL BE PROVIDED.</p> |
| <p>2. ALL EXISTING FACILITIES TO BE MAINTAINED IN-PLACE BY THE CONTRACTOR UNLESS OTHERWISE SHOWN OR DIRECTED. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO SUPPORT, MAINTAIN OR OTHERWISE PROTECT EXISTING UTILITIES AND OTHER FACILITIES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE ANY PUBLIC OR PRIVATE UTILITY RELOCATION'S REQUIRED TO CONSTRUCT THE PROJECT. CONTRACTOR TO LEAVE EXISTING FACILITIES IN AN EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER.</p> | <p>5. PRIOR TO START OF EXCAVATION THE CONTRACTOR SHALL VERIFY THE LOCATION OF THE EXISTING WATER MAIN AT THE TIE IN POINTS BY POTHOLING. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO INSTALLATION OF THE WATER MAIN. ADJUSTMENTS TO THE ALIGNMENT AND GRADE RESULTING FROM THE POTHOLING SHALL BE MADE BY THE ENGINEER PRIOR TO START OF EXCAVATION.</p> |
| <p>3. ALL EXISTING OR CONSTRUCTED MANHOLES, CLEANOUTS, MONUMENTS, GAS VALVES, WATER VALVES, CATCH BASINS AND SIMILAR STRUCTURES SHALL BE ADJUSTED TO MATCH FINISH GRADE OF THE PAVEMENT, SIDEWALK OR MEDIAN STRIP WHEREIN THEY LIE. THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH ALL PRIVATE UTILITIES FOR RELOCATION OF POWER POLES, VAULTS, ETC.</p> | <p>6. OREGON LAW REQUIRES THE CONTRACTOR TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THESE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503) 232-1987.</p> |
| <p>4. THE LOCATION AND DESCRIPTIONS OF EXISTING UTILITIES SHOWN ON THE PLANS ARE COMPILED FROM AVAILABLE RECORDS AND/OR FIELD SURVEYS. THE OWNER DOES NOT GUARANTEE THE ACCURACY NOR THE COMPLETENESS OF SUCH RECORDS. CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES WHERE NEW FACILITIES CROSS OR CONNECT. IF GRADE MODIFICATION IS NECESSARY, CONTRACTOR TO NOTIFY PROJECT MANAGER PRIOR TO ORDERING MATERIALS OR BEGINNING CONSTRUCTION. COST</p> | <p>7. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THESE PLANS, CITY OF MILWAUKIE PUBLIC WORKS STANDARDS, OREGON STATE HEALTH DIVISION ADMINISTRATIVE RULES CHAPTER 333.</p> |
| | <p>8. THE CONTRACTOR SHALL TAKE WHATEVER PRECAUTIONS ARE NECESSARY TO SAVE EXISTING PROPERTY CORNERS. THE CONTRACTOR SHALL REPLACE, AT HIS EXPENSE, ANY DISTURBED OR OBLITERATED PROPERTY CORNERS. ALL CORNER MONUMENTS SHALL BE RESET AND A RECORD OF SURVEY FILED BY A LAND SURVEYOR LICENSED IN THE STATE OF OREGON.</p> |
| | <p>9. EROSION/SEDIMENTATION CONTROL (ESC) IS REQUIRED ON THIS PROJECT. IMPLEMENTATION OF THE ESC AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT AND UPGRADING OF THESE FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED, APPROVED AND ACCEPTED.</p> |

10. SAWCUT STRAIGHT MATCH LINES TO CREATE A BUTT JOINT BETWEEN THE EXISTING PAVEMENT AND NEW PAVEMENT.
11. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH PRODUCT DATA SUCH AS SAMPLES, MANUFACTURER'S PRODUCT DATA, TEST REPORTS, AND MATERIALS' CERTIFICATION FOR ALL MATERIALS INCORPORATED INTO THE WORK. THE ENGINEER'S APPROVAL MUST BE RECEIVED PRIOR TO CONSTRUCTION OF THAT PORTION OF THE WORK.
12. A QUALIFIED ENGINEER SHALL BE ON SITE DURING EARTHWORK OPERATIONS TO ENSURE THAT ALL COMPACTIVE SUBGRADE, TRENCH BACKFILL AND SUBBASE INSTALLATION IS IN ACCORDANCE WITH PROJECT SPECIFICATIONS.
13. CONSTRUCTION TRAFFIC CONTROL:
 - A.) CONSTRUCTION SIGNING SHALL BE PER THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AND OREGON SUPPLEMENTS TO MUTCD CURRENT EDITION.
 - B.) PROVIDE SAFE AND CONVENIENT EMERGENCY AND LOCAL ACCESS DURING CONSTRUCTION.
 - C.) MAINTAIN TEMPORARY TRAFFIC CONTROL DEVICES AT LOCATIONS WHERE CURRENT TRAFFIC CONTROLS EXIST.
14. UPON COMPLETION, THE CONTRACTOR SHALL LEAVE THE PROJECT AREA FREE OF JERRIS, AND UNUSED MATERIALS.

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
—	COVER SHEET
C1	DEMOLITION PLAN
C2	SITE PLAN
C3	GRADING PLAN
C4	EROSION AND SEDIMENT CONTROL PLAN — COVER SHEET
C5	EROSION AND SEDIMENT CONTROL PLAN — DEMOLITION PLAN
C6	EROSION AND SEDIMENT CONTROL PLAN — GRADING AND UTILITIES
C7	EROSION AND SEDIMENT CONTROL PLAN — DETAILS
C8	ENLARGED PLANS AND PROFILES
C9	ENLARGED PLANS AND PROFILES
C10	DETAILS
C11	DETAILS
L1	LANDSCAPE PLANTING PLAN
L2	LANDSCAPE DETAILS AND PLANTING SCHEDULE

SITE PLAN
MILWAUKIE RIVERFRONT PARK
KLEIN POINT OVERLOOK
CITY OF MILWAUKIE
MILWAUKIE, OREGON



DAVID EVANS AND ASSOCIATES INC.
2100 Southwest River Parkway
Portland, Oregon 97201
Phone: 503.223.6663

REVISIONS: APPD.

DATE: SEPT. 2, 2011
DESIGN: SDH
DRAWN: SDH
CHECKED:
REVISION NUMBER:

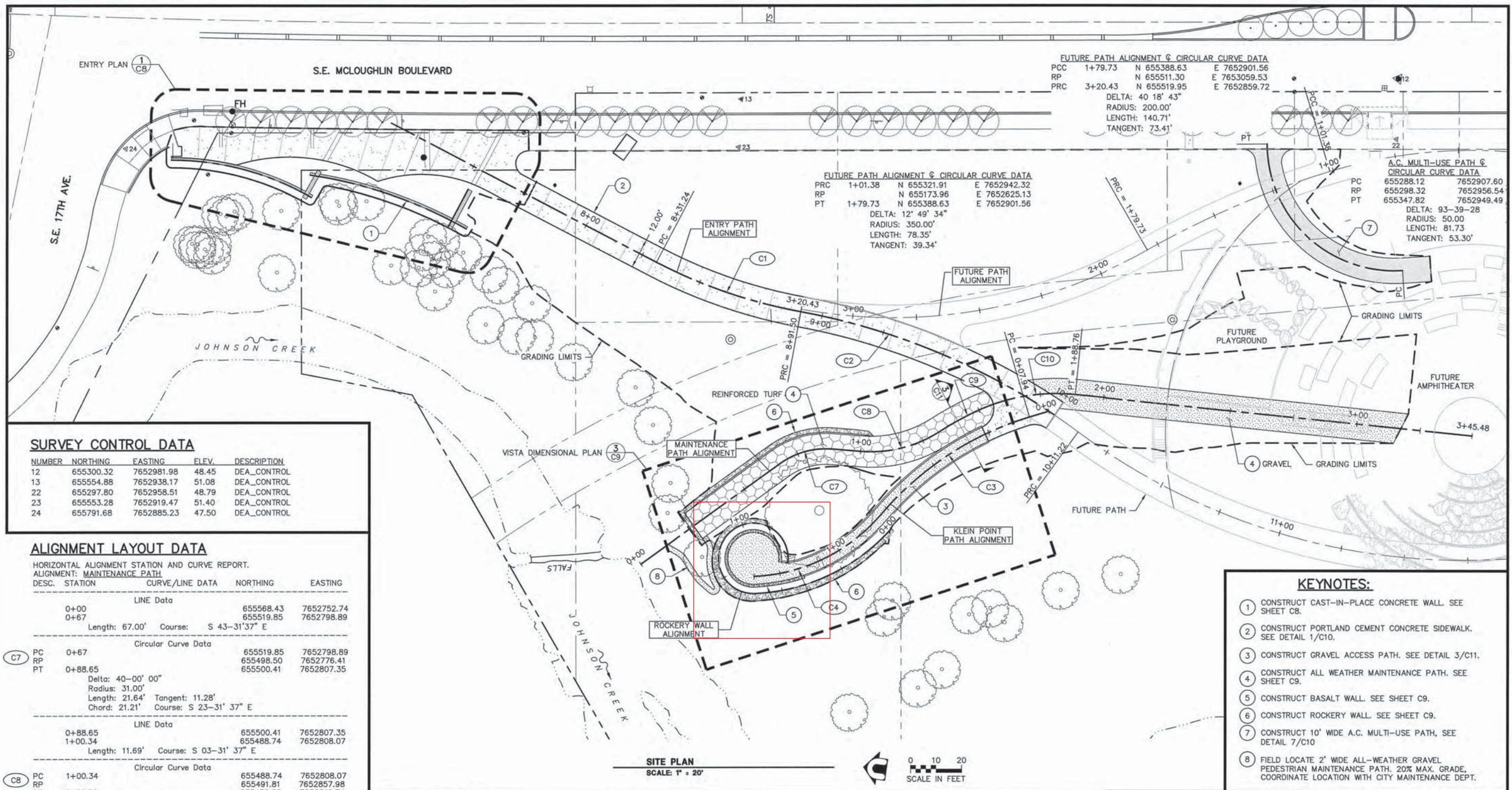
SCALE:

PROJECT NUMBER:
MAEX0000-0018

DRAWING FILE:

SHEET NO.

C2



SURVEY CONTROL DATA

NUMBER	NORTHING	EASTING	ELEV.	DESCRIPTION
12	655300.32	7652981.98	48.45	DEA_CONTROL
13	655554.88	7652938.17	51.08	DEA_CONTROL
22	655297.80	7652958.51	48.79	DEA_CONTROL
23	655553.28	7652919.47	51.40	DEA_CONTROL
24	655791.68	7652885.23	47.50	DEA_CONTROL

ALIGNMENT LAYOUT DATA

HORIZONTAL ALIGNMENT STATION AND CURVE REPORT.

ALIGNMENT: MAINTENANCE PATH

DESC.	STATION	CURVE/LINE DATA	NORTHING	EASTING
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	0+00	LINE DATA	655568.43	7652752.74
	0+67		655519.85	7652798.89
	Length: 67.00' Course: S 43-31' 37" E			

	0+67	Circular Curve Data	655519.85	7652798.89
	0+88.65		655498.50	7652776.41
	0+88.65	Delta: 40-00' 00"	655500.41	7652807.35
		Radius: 31.00'		
		Length: 21.64' Tangent: 11.28'		
		Chord: 21.21' Course: S 23-31' 37" E		

	0+88.65	LINE DATA	655500.41	7652807.35
	1+00.34		655488.74	7652808.07
	Length: 11.69' Course: S 03-31' 37" E			

	1+00.34	Circular Curve Data	655488.74	7652808.07
	1+32.26		655491.81	7652857.98
	1+32.26	Delta: 36-35' 10"	655459.60	7652819.74
		Radius: 50.00'	655374.87	7652719.17
		Length: 31.93' Tangent: 16.53'	655446.71	7652829.31
		Chord: 31.39' Course: S 21-49' 12" E		

	1+32.26	Circular Curve Data	655459.60	7652819.74
	1+48.33		655374.87	7652719.17
	1+48.33	Delta: 06-59' 56"	655446.71	7652829.31
		Radius: 131.50'	655405.74	7652766.49
		Length: 16.06' Tangent: 8.04'	655408.65	7652841.44
		Chord: 16.05' Course: S 36-36' 50" E		

	1+48.33	Circular Curve Data	655446.71	7652829.31
	1+88.76		655405.74	7652766.49
	1+88.76	Delta: 30-53' 28"	655408.65	7652841.44
		Radius: 75.00'	655252.05	7652847.52
		Length: 40.44' Tangent: 20.72'		
		Chord: 39.95' Course: S 17-40' 08" E		

	1+88.76	LINE DATA	655408.65	7652841.44
	3+45.48		655252.05	7652847.52
	Length: 156.72' Course: S 02-13' 24" E			

HORIZONTAL ALIGNMENT STATION AND CURVE REPORT.

ALIGNMENT: ENTRY PATH

DESC.	STATION	CURVE/LINE DATA	NORTHING	EASTING
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	7+13.60	LINE	655689.70	7652909.81
	8+31.24		655578.91	7652870.24
	Length: 117.64' Course: S 19' 39' 16" W			

	8+31.24	CURVE DATA	655578.91	7652870.24
	8+91.50		655511.30	7653059.53
	8+91.50	Delta: 17' 10' 36"	655519.99	7652858.72
		Radius: 201.00'		
		Length: 60.26' Tangent: 30.36'		
		Chord: 60.03' Course: S 11' 03' 58" W		

	8+91.50	CURVE DATA	655519.99	7652858.72
	10+11.22		655531.49	7652592.97
	10+11.22	Delta: 25' 47' 17"	655405.52	7652827.25
		Radius: 266.00'		
		Length: 119.72' Tangent: 60.89'		
		Chord: 118.72' Course: S 15' 22' 18" W		

HORIZONTAL ALIGNMENT STATION AND CURVE REPORT.

ALIGNMENT: KLEIN POINT PATH

DESC.	STATION	CURVE/LINE DATA	NORTHING	EASTING
-------	---------	-----------------	----------	---------

	0+00.00	LINE DATA	655418.04	7652833.56
	0+07.94		655425.27	7652830.28
	Length: 7.94' Course: N 24' 23' 48" W			

	0+07.94	CURVE DATA	655425.27	7652830.28
	0+77.90		655374.87	7652719.17
	0+77.90	Radius: 122.00'	655477.48	7652785.17
		Length: 69.96'		
		Chord: 69.00' Course: N 40' 49' 25" W		

	0+77.90	CURVE DATA	655477.48	7652785.17
	1+35.19		655536.35	7652823.04
	1+35.19	Radius: 70.00'	655523.77	7652754.18
		Length: 57.29'		
		Chord: 55.71' Course: N 33' 48' 12" W		

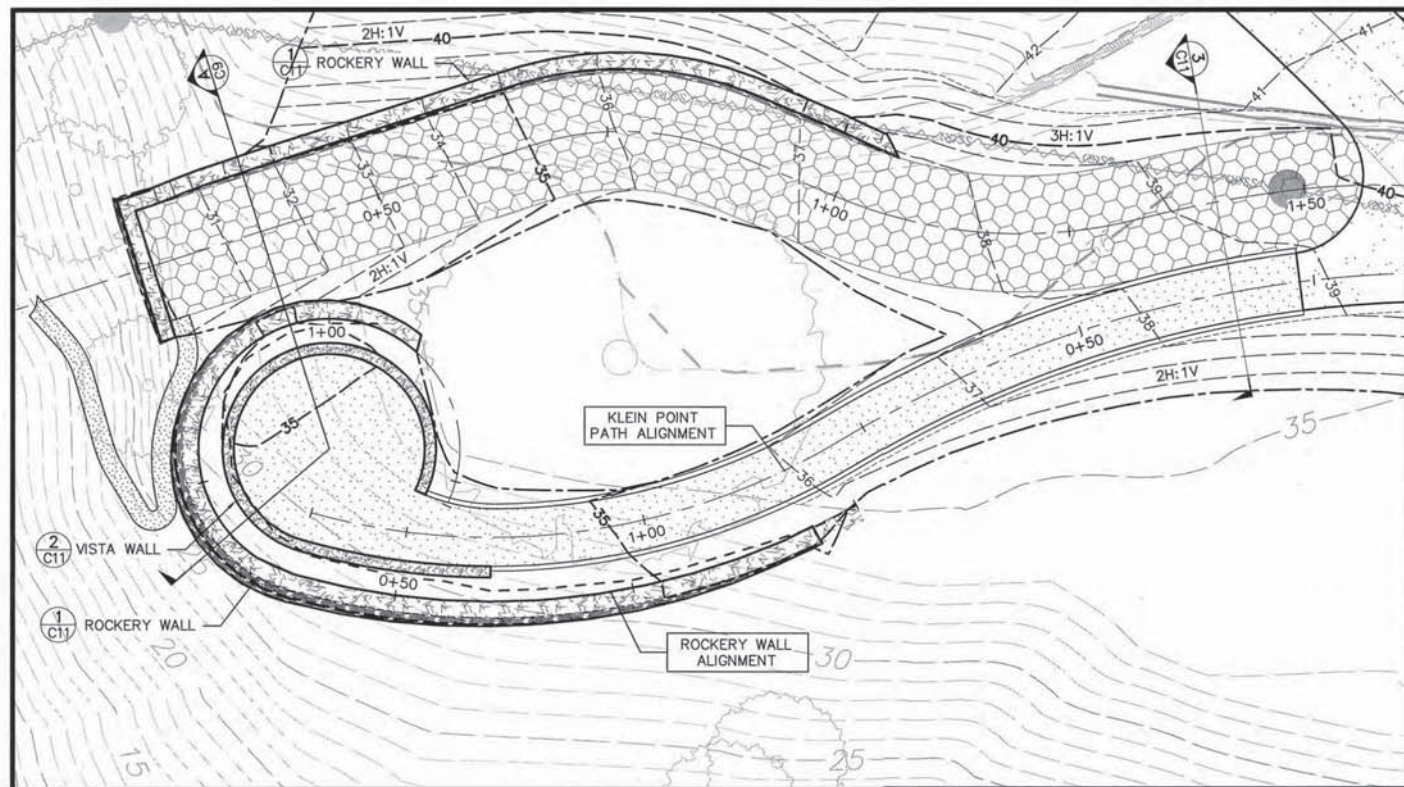
HORIZONTAL ALIGNMENT STATION AND CURVE REPORT.

ALIGNMENT: ROCKERY WALL

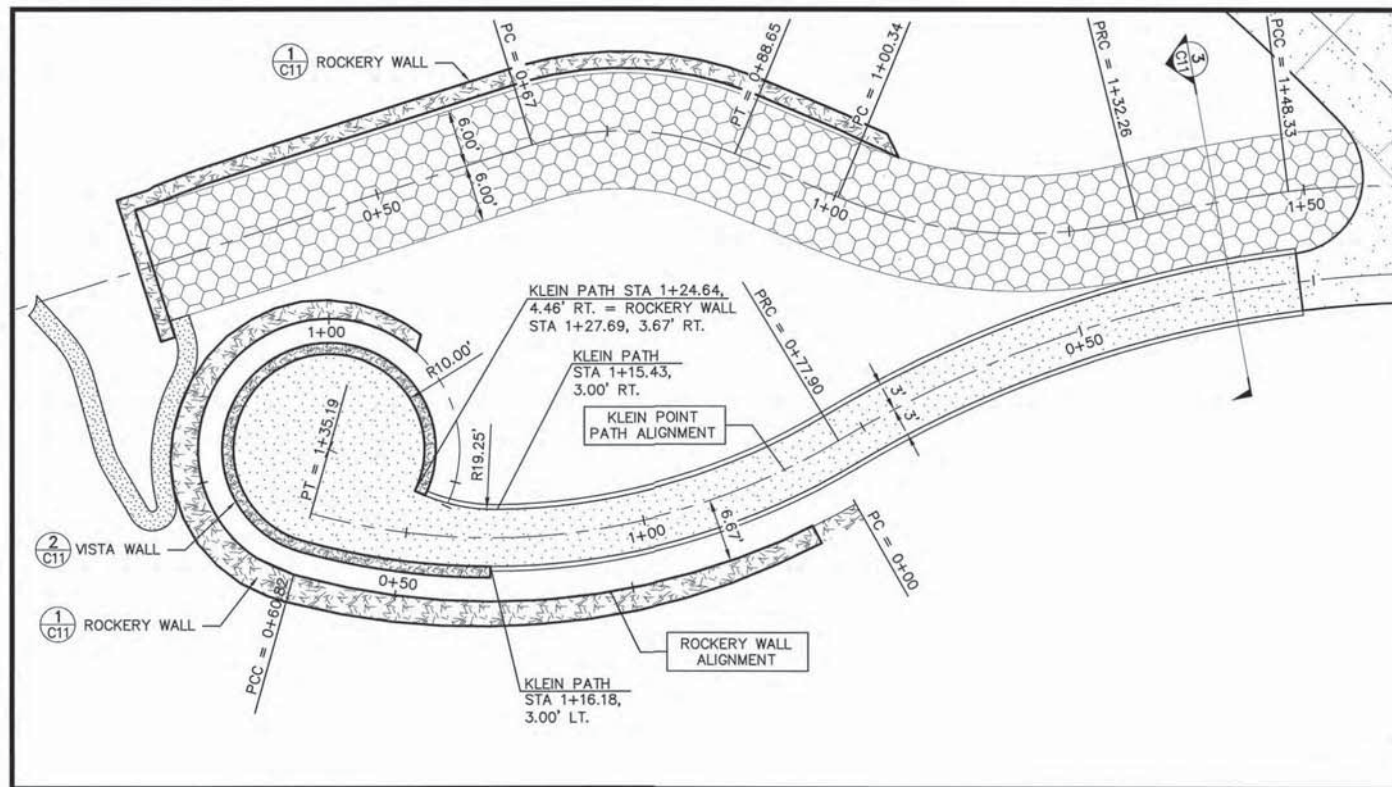
DESC.	STATION	CURVE/LINE DATA	NORTHING	EASTING
-------	---------	-----------------	----------	---------

	0+00	CURVE DATA	655472.94	7652779.95
	0+60.82		655536.35	7652823.04
	0+60.82	Delta: 45' 27' 05"	655522.57	7652747.62
		Radius: 76.67'		
		Length: 60.82' Tangent: 32.11'		
		Chord: 59.24' Course: N 33' 04' 55" W		

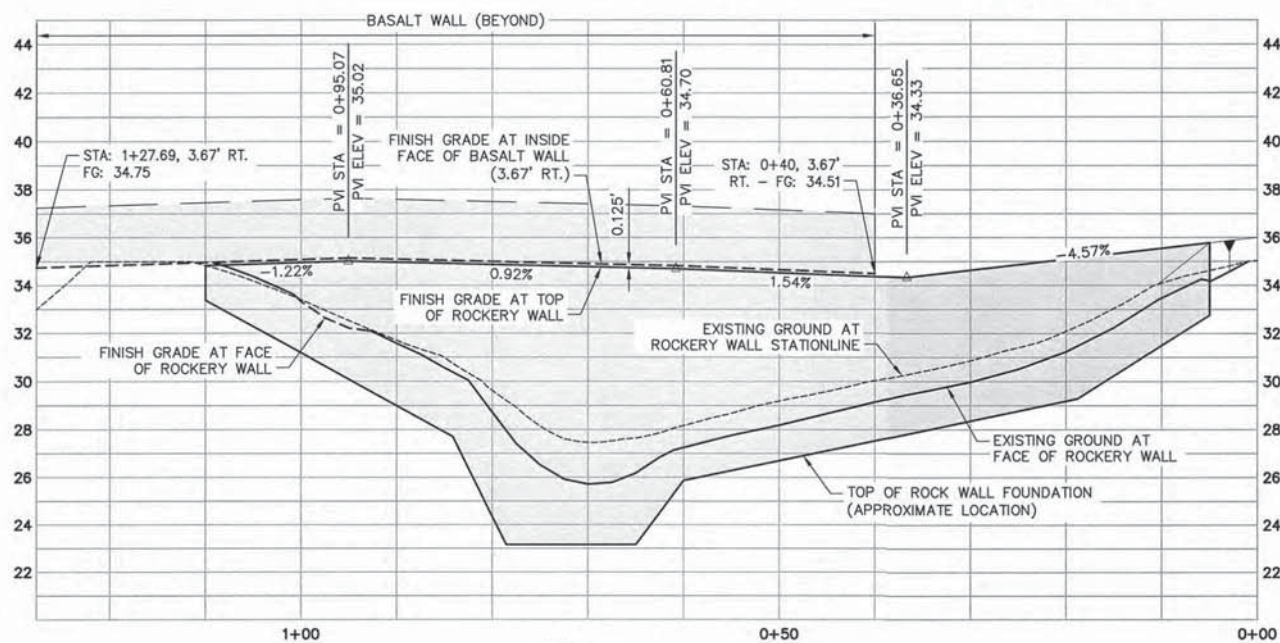
	0+60.82	CURVE DATA	655522.57	7652747.62
	1+27.69		655525.03	7652761.06
	1+27.69	Delta: 280' 21' 23"	655511.36	7652761.06
		Radius: 13.67'		
		Length: 66.87' Tangent: 11.40'		
		Chord: 17.50' Course: S 50' 10' 41" E		



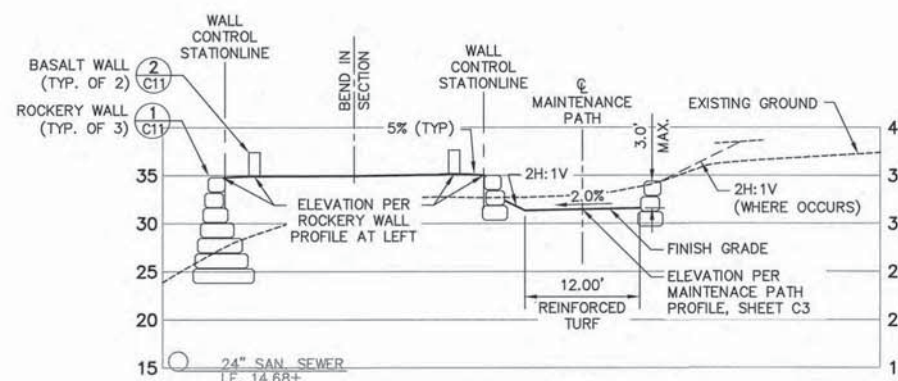
1 VISTA GRADING PLAN
C9 SCALE: 1" = 10'



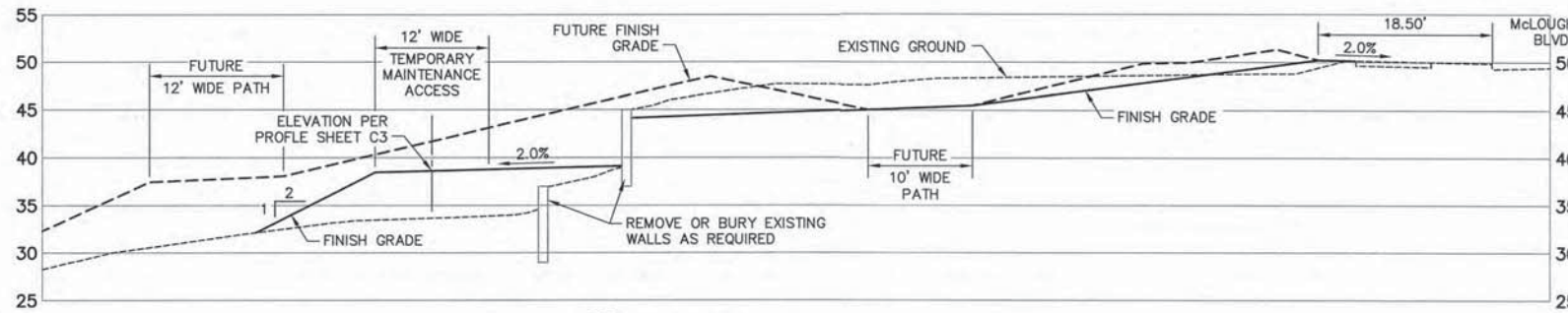
3 VISTA DIMENSIONAL PLAN
C9 SCALE: 1" = 10'



2 ROCKERY WALL PROFILE
C9 SCALE: 1" = 10' HORIZ,
1" = 4' VERT.



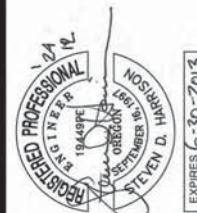
A VISTA SECTION
C9 SCALE: 1" = 10' HORIZ,
1" = 10' VERT.



B SITE SECTION
C9 SCALE: 1" = 10' HORIZ,
1" = 10' VERT.

- NOTES:
- SEE SHEET C2 FOR CONSTRUCTION NOTES AND ALIGNMENT DATA
 - SEE SHEET C3 FOR ALIGNMENT PROFILES

ENLARGED PLAN AND PROFILES
MILWAUKIE RIVERFRONT PARK
KLEIN POINT OVERLOOK
CITY OF MILWAUKIE
MILWAUKIE, OREGON



DAVID EVANS
AND ASSOCIATES, INC.
2100 Southwest River Parkway
Portland, Oregon 97201
Phone: 503.223.6663

REVISIONS: APPD.

DATE: SEPT. 2, 2011
DESIGN: SDH
DRAWN: SDH
CHECKED:
REVISION NUMBER:

SCALE:

PROJECT NUMBER:
MAEX0000-0018

DRAWING FILE:

SHEET NO.

C9



REVISIONS: APPD.

DATE: SEPT. 2, 2011
DESIGN: RFH
DRAWN: RFH
CHECKED:
REVISION NUMBER:

SCALE:

PROJECT NUMBER:
MAEX0000-0018

DRAWING FILE:

SHEET NO.

C11

ROCK QUALITY

ALL ROCK SHALL BE SOUND, UNWEATHERED, WEATHERING RESISTANT, ANGULAR LEDGE ROCK. THE LONGEST DIMENSION OF ANY INDIVIDUAL ROCK SHOULD NOT EXCEED THREE TIMES ITS SHORTEST DIMENSION. ACCEPTABILITY OF ROCK TO BE DETERMINED BY LABORATORY TESTS PROVIDED BY THE CONTRACTOR FROM A REPRESENTATIVE SAMPLE OF THE MATERIAL EVERY 100 FEET OF WALL OR AS DETERMINED BY THE GEOTECHNICAL ENGINEER.

- A. ABSORPTION (CORPS OF ENGINEERS CRD-C-107) NOT MORE THAN 3.0%
- B. ACCELERATED EXPANSION (15 DAYS) (CRD-C-148) NOT MORE THAN 15% BREAKDOWN
- C. SOUNDNESS (MGS04 AT 5 CYCLES) (CRD-C-137) NOT GREATER THAN 5% LOSS
- D. UNCONFINED COMPRESSIVE STRENGTH ASTM D 2166-66 (REAPPROVED 1979) INTACT STRENGTH OF 14,500 PSI OR GREATER

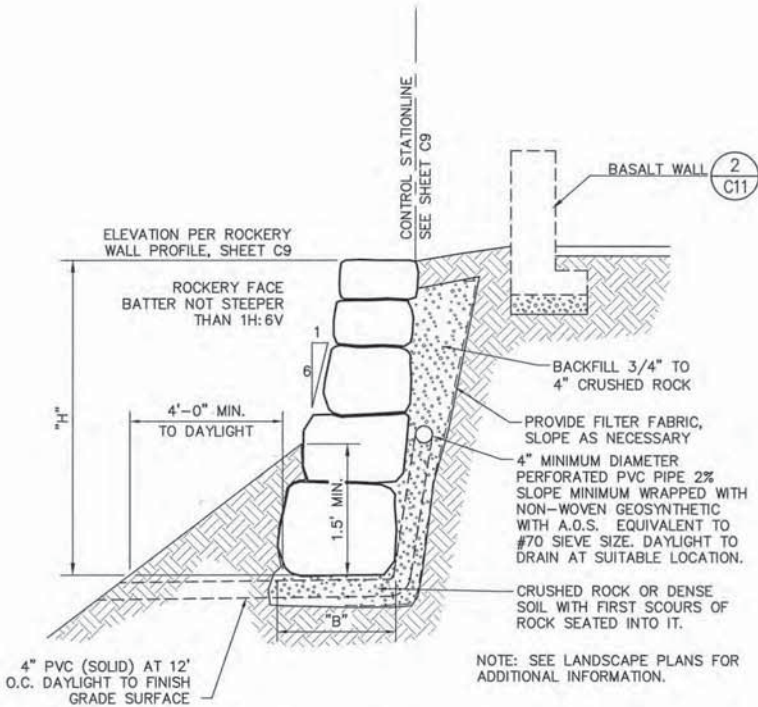
H (FT.)	B (FT.)
0.0 < H < 3.0	1.7
3.0 < H < 4.0	2.3
4.0 < H < 5.0	3.0
5.0 < H < 6.0	3.5
6.0 < H < 7.0	4.0
7.0 < H < 8.0	5.0
8.0 < H < 9.0	5.5
9.0 < H < 10.0	6.0
10.0 < H < 11.0	6.7
11.0 < H < 12.0	7.5

THE OWNER SHALL BE AWARE THAT ROCKERY CONSTRUCTION IS AN ART AND DEPENDS LARGELY ON THE SKILL OF THE BUILDER. ALTHOUGH ROCKERIES CAN OFFER SIGNIFICANT LATERAL RESTRAINT, THEY ARE PARTIALLY INDETERMINATE AND THEY PRESENT UNUSUAL RISK RELATIVE TO THE RETAINING STRUCTURES. EVEN WHEN THE FOUNDATION AND RETAINED MATERIALS ARE SATISFACTORY AND THE ROCKERY MATERIALS AND CONSTRUCTION APPEAR SATISFACTORY, THERE IS SOME RISK OF MOVEMENT AND FAILURE.

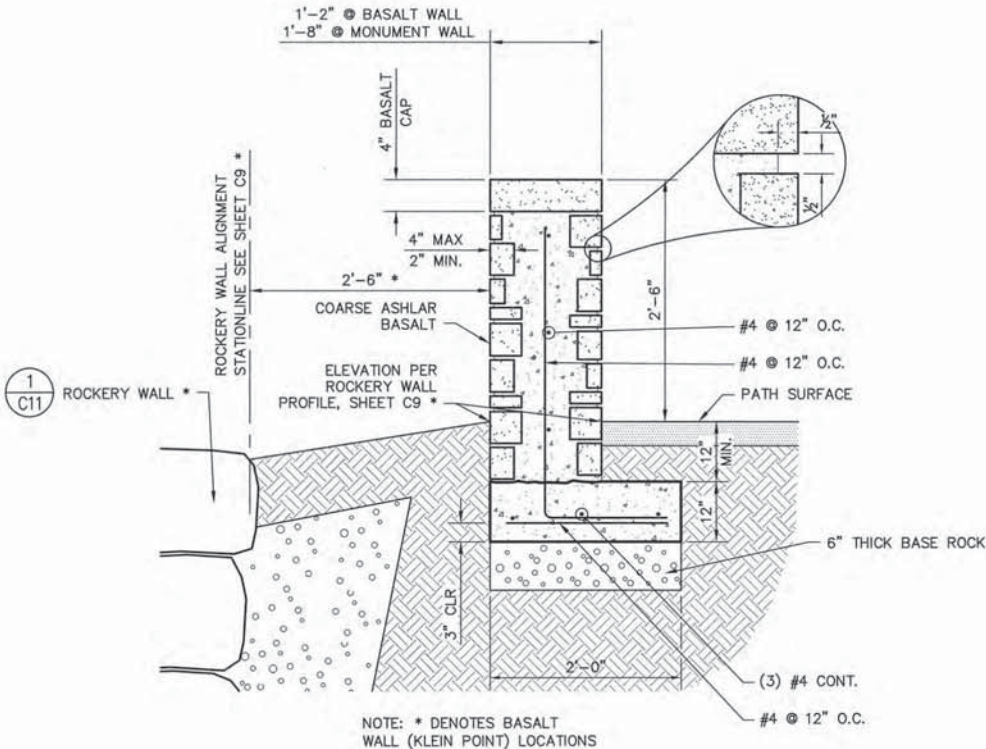
ROCKERY WALL
GENERAL REQUIREMENTS

- 1.) THE CONTRACTOR SHALL RETAIN A REGISTERED GEOTECHNICAL ENGINEER TO REVIEW THE INSTALLATION OF ALL ROCKERY RETAINING WALLS. THE GEOTECHNICAL ENGINEER SHALL BE EXPERIENCED WITH THE DESIGN AND INSTALLATION OF THIS TYPE OF WALL SYSTEM AND SHALL BE APPROVED BY BOTH THE OWNER AND DAVID EVANS AND ASSOCIATES, INC., (DEA), TO PERFORM THE DESIGN.
- 2.) REFERENCE 'STANDARD ROCK WALL CONSTRUCTION GUIDELINES' BY ASSOCIATED ROCKERY CONTRACTORS (ARC) FOR ADDITIONAL INFORMATION/GUIDELINES.
- 3.) THE CONTRACTOR CONSTRUCTING THE ROCKERY RETAINING WALL SHALL BE SKILLED AND EXPERIENCED IN BUILDING THIS TYPE OF RETAINING WALL SYSTEM. THE CONTRACTOR BUILDING THIS WALL SHALL BE APPROVED BY BOTH THE OWNER AND DEA.
- 4.) THE OWNER SHALL BE AWARE THAT ROCKERY'S TYPICALLY EXPERIENCE A "SETTLING IN" DURING AND FOR SOME TIME AFTER CONSTRUCTION. THE OWNER SHALL ALSO BE AWARE THAT A ROCKERY WALL IS CONSIDERED A MAINTENANCE ITEM AND WILL REQUIRE PERIODIC INSPECTION AND REPAIR.
- 5.) THE LONG DIMENSION OF THE ROCKS SHALL EXTEND BACK TOWARDS THE RETAINED PORTION OF THE SOIL IN ORDER TO PROVIDE MAXIMUM STABILITY. THE ROCKS SHOULD NOT BE STACKED LIKE SHOE BOXES. THE ROCKS SHALL BE PLACED TO AVOID CONTINUOUS JOINT PLANES IN BOTH THE VERTICAL AND HORIZONTAL DIRECTIONS SO THERE IS NO SIGN OF INSTABILITY SUCH AS "ROCKING" OR "TIPPING" OF INDIVIDUAL BOULDERS. THE ROCKS SHOULD FIT SO NO OPEN SPACES OR VOIDS LARGER THAN 6 INCHES EXIST. ROCKS SHOULD BE PLACED SO THAT THERE IS SOME BEARING BETWEEN FLAT ROCK FACES, RATHER THAN ON POINTS. HORIZONTAL OR NEARLY HORIZONTAL JOINTS SHOULD SLOPE DOWNWARD INTO THE MATERIAL PROTECTED (AWAY FROM THE ROCKERY FACE). EACH ROCK SHALL BEAR ON TWO OR MORE ROCKS BELOW IT WITH GOOD FLAT TO FLAT CONTACT.
- 6.) THE CONTRACTOR SHALL USE SUFFICIENT SPACE SO THAT HE CAN SELECT AMONG A NUMBER OF ROCKS FOR EACH SPACE IN THE ROCKERY TO BE FILLED. ROCKS WHICH HAVE SPACES WHICH DO NOT MATCH THE SPACES OFFERED BY THE PREVIOUS COURSE OF ROCK SHOULD BE REJECTED. ROCK MUST BE ANGULAR, TABULAR, OR SEMI- RECTANGULAR SHAPED; ANY ROCKS OF BASICALLY ROUNDED FORM SHALL NOT BE USED.

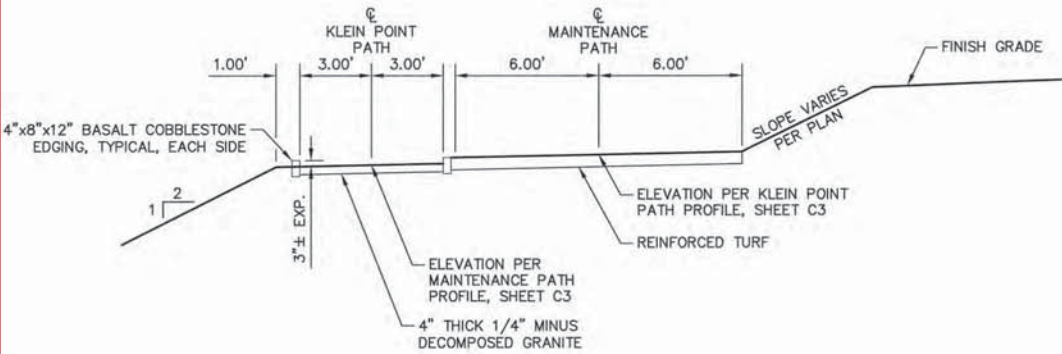
- 7.) THE FIRST COURSE OF ROCKS MUST BE PLACED ON FIRM, UNYIELDING SOIL. THERE MUST BE FULL CONTACT BETWEEN THE ROCK AND SOIL WHICH MAY REQUIRE SHAPING OF THE GROUND SURFACE OR SLAMMING OR DROPPING THE ROCKS INTO PLACE SO THAT THE SOIL FOUNDATION CONFORMS TO THE ROCK FACE BEARING ON IT. AS AN ALTERNATIVE, IT IS SATISFACTORY TO USE LEAN CONCRETE IN WHICH TO SEAL THE FIRST COURSE OF ROCKS OR TO USE 3/4-INCH MINUS CRUSHED ROCK INTO WHICH THE FOUNDATION ROCKS ARE SEALED. THE BOTTOM OF THE FIRST COURSE OF ROCK SHOULD BE A MINIMUM OF 1 FOOT BELOW THE LOWEST ADJACENT GRADE FOR LEVEL GROUND AND 4'-0" TO DAYLIGHT. (SEE DETAIL)
- 8.) THE ROCKERY FACE SHALL SLOPE TOWARD THE BANK BEING PROTECTED OF NOT STEEPER THAN 1 (HORIZONTAL) TO 6 (VERTICAL).
- 9.) SPOILS SHOULD BE USED BEHIND THE ROCKERY ROCKS TO BLOCK SPACES AND WHERE NECESSARY, TO WEDGE BETWEEN ROCKS AND TO LOCK THEM TOGETHER. THIS SHOULD ALSO SERVE TO PREVENT WASHING OF BACKFILL MATERIAL THROUGH THE ROCKERY.
- 10.) BACKFILL BETWEEN THE ROCKERY AND THE ADJACENT SOIL FACE SHOULD BE A MINIMUM OF 1 FOOT WIDE AND CONSIST OF WASHED AND SCREENED CRUSHED ROCK RANGING FROM 3/4-INCH MINIMUM TO 4-INCH MAXIMUM GRADATION WITH THE MAJORITY ABOUT 1 INCHES IN PARTICLE SIZE. THE BACKFILL ZONE MUST BE FILLED AND THOROUGHLY TAMPED AS EACH COURSE OF BOULDERS IS PLACED.
- 11.) IF THERE IS SEEPAGE OR A POTENTIAL FOR INFILTRATION OF SURFACE WATER INTO THE BACKFILL ZONE, SPECIAL DRAINAGE MEASURES OR SEDIMENT FILTRATION MAY BE REQUIRED. THE GEOTECHNICAL ENGINEER SHOULD BE CONTACTED FOR FURTHER ADVICE.
- 12.) SURFACE DRAINAGE ABOVE THE ROCKERY SHOULD BE DIVERTED OR COLLECTED AND CARRIED IN CLOSED CONDUITS TO A POINT BELOW THE ROCKERY.



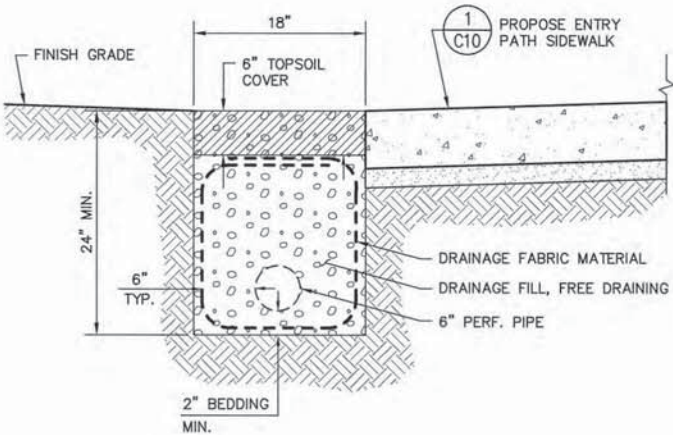
1 ROCKERY WALL DETAIL
C11 SCALE: NONE



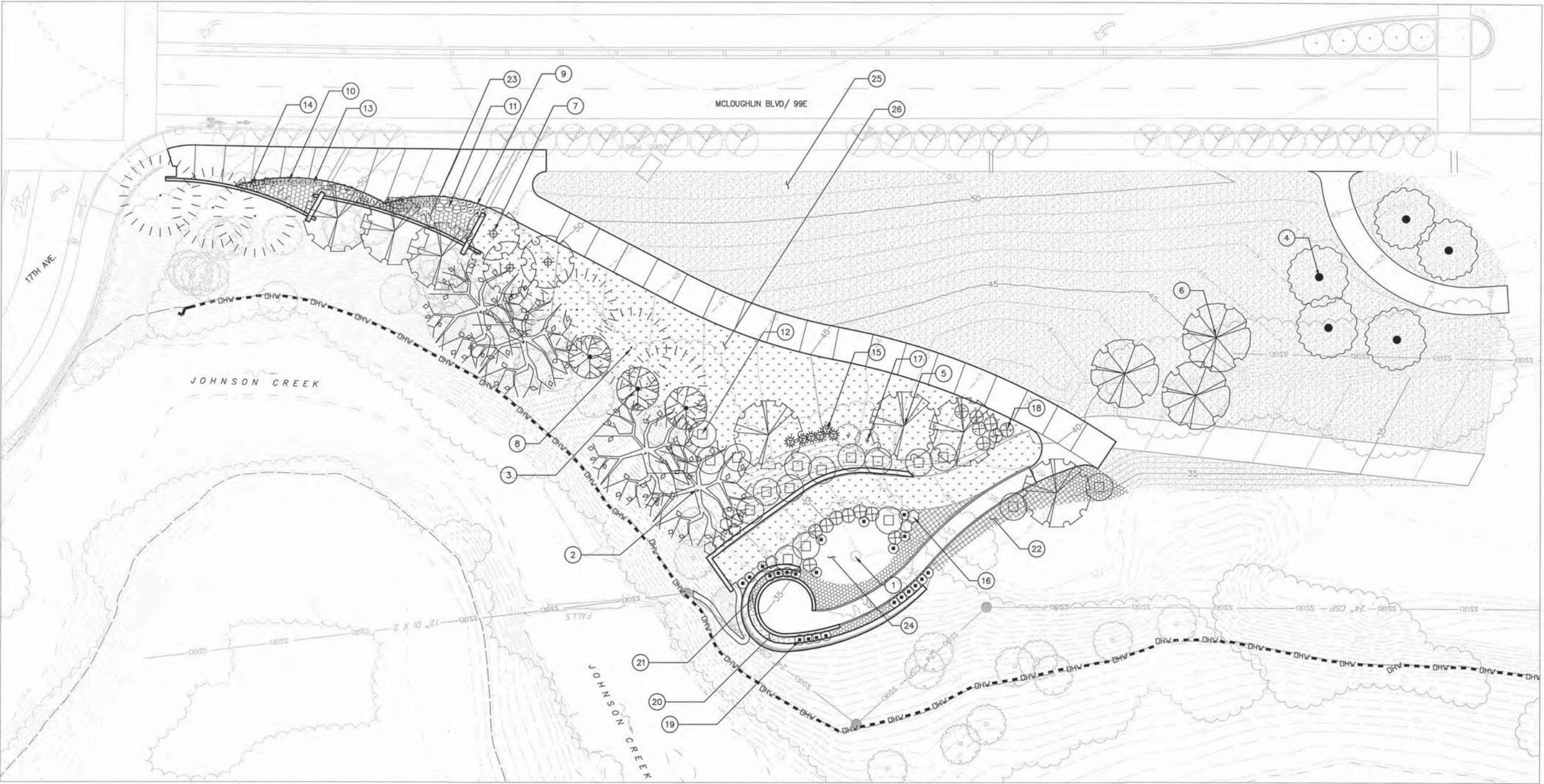
2 BASALT WALL DETAIL
C11 SCALE: NONE



3 PATH SECTION
C11 SCALE: NONE



4 FRENCH DRAIN
C11 SCALE: NONE



PLANTING PLAN
SCALE: 1" = 20'



TREES	
TREES	COMMON NAME
	BIGLEAF MAPLE
	RED ALDER
	JUNE SNOW DOGWOOD
	CORNELIAN CHERRY
	BLACK TUPELO
	DOUGLAS FIR
	OREGON WHITE OAK

SHRUBS	
SHRUBS	COMMON NAME
	'DAVID EASON' HEATHER
	'DARK BEAUTY' HEATHER
	'ROBERT CHAPMAN' HEATHER
	WESTERN HAZELNUT
	'RUBY GLOW' HEATH
	RED FLOWERING DAYLILY
	TALL OREGON GRAPE
	MOCK ORANGE
	PACIFIC NINEBARK
	RED FLOWERING CURRANT
	EVERGREEN HUCKLEBERRY

GROUNDCOVERS	
GROUNDCOVERS	COMMON NAME
	SALAL
	CREEPING MAHONIA
	NOOTKA ROSE /SNOWBERRY
	YELLOW CARPET ROSE
	BARK MULCH

SEED MIXES	
SEED MIXES	COMMON NAME
	SEED MIX 1
	LAWN AREAS
	SEED MIX 2
	NATIVE UPLANDS

KEYNOTES

- 1 EXISTING OAK- PROTECT IN PLACE

2 PLANT DECIDUOUS TREE, BIG LEAF MAPLE - 4

3 PLANT DECIDUOUS TREE, RED ALDER - 3

4 PLANT DECIDUOUS TREE, JUNE SNOW DOGWOOD - 5

5 PLANT DECIDUOUS TREE, OREGON WHITE OAK - 7

6 PLANT DECIDUOUS TREE, BLACK TUPELO - 3

7 PLANT DECIDUOUS TREE, CORNELIAN CHERRY - 3

8 PLANT CONIFER TREE, DOUGLAS FIR - 6

9 PLANT SHRUBS, DAVID EASON HEATHER - 14

10 PLANT SHRUBS, DARK BEAUTY HEATHER - 7

11 PLANT SHRUBS, ROBERT CHAPMAN HEATHER - 10

12 PLANT SHRUBS, WESTERN HAZELNUT - 17
- 13 PLANT SHRUBS, RUBY GLOW HEATH - 13

14 PLANT SHRUBS, RED FLOWERING DAYLILY - 13

15 PLANT SHRUBS, TALL OREGON GRAPE - 6

16 PLANT SHRUBS, MOCK ORANGE - 3

17 PLANT SHRUBS, PACIFIC NINEBARK - 2

18 PLANT SHRUBS, RED FLOWERING CURRANT - 15

19 PLANT SHRUBS, EVERGREEN HUCKLEBERRY - 23

20 PLANT PLANT GROUNDCOVERS, SALAL - 14

21 PLANT GROUNDCOVERS, CREEPING MAHONIA - 160

22 PLANT GROUNDCOVERS, NOOTKA ROSE/SNOWBERRY - 67 EACH

23 PLANT GROUNDCOVERS, YELLOW CARPET ROSE - 54
- 24 REMOVE WEEDS AND APPLY 3" DEPTH BARK MULCH - 8 CY

25 SEED WITH SEED MIX 1 - 26,146 SF

26 SEED WITH SEED MIX 2 - 9,366 SF

NOTE:
ALL PLANTINGS TO BE WATERED BY IN-GROUND,
AUTOMATIC IRRIGATION SYSTEM. LAWN AREAS
WITH ROTOR SPRINKLERS AND SHRUBS, TREES
AND GROUNDCOVERS WITH DRIP IRRIGATION. NO
IRRIGATION TO BE USED AT LARGE EXISTING
OAK TREE.

LANDSCAPE PLANTING PLAN
MILWAUKIE RIVERFRONT PARK
KLEIN POINT OVERLOOK
CITY OF MILWAUKIE
MILWAUKIE, OREGON



DAVID EVANS
AND ASSOCIATES, INC.
2100 Southwest River Parkway
Portland Oregon 97201
Phone: 503.223.6693

REVISIONS: APPD.

DATE: SEPT. 2, 2011
DESIGN: BXM
DRAWN: BXM
CHECKED:
REVISION
NUMBER:

SCALE:

PROJECT NUMBER:
MAEX0000-0018

DRAWING FILE:

SHEET NO.

L1



Pedestrian Emphasis Guidelines

The Pedestrian Emphasis section is divided into the following elements:

- Reinforce and Enhance the Pedestrian System
- Define the Pedestrian Environment
- Protect the Pedestrian from the Elements
- Provide Places for Stopping and Viewing
- Create Successful Outdoor Spaces
- Integrate Barrier-Free Design

Visual examples are included as models for design and review purposes. They are intended to provide designers and Design and Landmarks Commissioners a means to identify recommended and not recommended pedestrian emphasis elements. They are not intended to be specific examples that should be replicated.

Pedestrian Emphasis

Milwaukee Downtown Design Guidelines

Intent

The intent of the pedestrian emphasis guidelines is to provide an environment where the pedestrian is the priority. Simply stated, downtown must maintain a clear and comfortable separation between pedestrian and vehicle areas.

Where unavoidable intersections occur, pedestrian comfort, safety and interest must not be compromised. The pedestrian should be safe and comfortable in all seasons and hours of the day, in all parts of downtown.



Pedestrian Emphasis

Milwaukie Downtown Design Guidelines

Define the Pedestrian Environment

Guideline

Provide human scale to the pedestrian environment, with variety and visual richness that enhance the public realm.

Description

The most important part of a building is its lowest 15' where the pedestrian experiences the building the most. Within this zone, building facades should contribute positively to the street environment by creating an enclosed and comfortable street edge. Along public areas, building transparency should foster interaction between the public and private realm.

Recommended

- Windows - transparent or displays at street level.
- Walls that create visual interest by providing a variety of forms, colors and compatible cladding materials.
- Walls that have a comfortable rhythm of bays, columns, pilasters or other articulation.

Not Recommended

- Nondescript, flat, blank walls at street level.

Code Requirement:

This guideline supplements the Downtown Zoning Ordinance and Development Standards which address ground-floor windows and openings.

- See Figures 19.312-5 and 19.313-2
- Ground-floor Retail/Restaurants Section 19.312.4(B)(7)
- Ground-floor Windows/Doors Section 19.312.4(B)(8)
- Design Standards for Walls Section 19.312.6(C)(2)
- Design Standards for Windows Section 19.312.6 (C)(3)



Recommended: Transparency of facade fosters interaction between the public and private realm (NE Broadway and 15th, Portland)



Recommended: Comfortable street edge is created by providing interesting elements along the base of the building (Santa Cruz, CA)



Not Recommended: "Dead edge" created by providing no window openings or building articulation along the lower 15' of the building (N Denver and Schofield, Portland)

Pedestrian Emphasis

Milwaukie Downtown Design Guidelines

Protect the Pedestrian from the Elements

Guideline

Protect pedestrians from wind, sun and rain.

Description

Awnings and canopies are encouraged along the ground floor of buildings to protect pedestrians from rain during inclement weather and provide shade in the summer. Overhead protection encourages window shopping and lingering.

Awnings and canopies can provide interest and detail to a facade. They also create outdoor sidewalk seating areas for restaurants and cafes. The design of awnings and canopies should be an integral component of the building facade. Awnings should be well proportioned with the building and sidewalks. Awnings should not be so large as to impact street trees, light fixtures or other street furniture.

Recommended

- Canvas fixed or retractable awnings.
- Horizontal metal canopies, especially if transom or clerestory windows are above storefront glazing.

Not Recommended

- Vinyl or other synthetic fabrics.
- Backlit awnings.
- Oversized advertising or tenant signs on awnings.
- Oddly-shaped forms.



Recommended: Retractable fabric awnings create a shady outdoor seating area (NW 21st and Glisan, Portland)



Recommended: Glass and metal canopies integrated into building facade (NE Broadway and 15th, Portland)



Not Recommended: Vinyl awnings (SW 6th and Alder, Portland)

Pedestrian Emphasis

Milwaukee Downtown Design Guidelines

Provide Places for Stopping and Viewing

Guideline

Provide safe, comfortable places where people can stop to sit and rest, meet and visit with each other, and otherwise enjoy the downtown surroundings.

Description

Seating can bring humanity to the urban environment only if pedestrians can pause or stop in a safe and comfortable environment. People like to sit and watch other people and most prefer to sit where others are sitting, rather than in a secluded spot.

People-watching, socializing and eating are restful and pleasurable activities for the pedestrian. Stopping places increase both a sense of security as well as actual security. Seating tends to be used more frequently at major destination points where people can rest before going on to their next destination. Seating is also desirable outside food and drink establishments and near food vendors. While benches provide the simplest way to provide seating, wide steps, the edges of landscaped planters, low walls, and widened window sills can also be appropriate.

Recommended

- Formal or informal seating areas near active retail establishments.
- Places for stopping and viewing adjacent to parks and plazas.

Not Recommended

- Seating areas more than three feet above or below street grade.
- Seating areas adjacent to loading, service bays or storage areas.
- Seating areas that are hidden, secluded, dark or unsecured spaces behind or to the side of buildings.



Recommended: Provide opportunities for stopping, resting and watching.



Not Recommended: Seating areas that are depressed or raised from street grade (SW 6th and Main, Portland)

Pedestrian Emphasis

Milwaukie Downtown Design Guidelines

Create Successful Outdoor Spaces

Guideline

Spaces should be designed for a variety of activities during all hours and seasons.

Description

Outdoor spaces should be inviting and maximize opportunities for use. These spaces should be well defined, friendly, accommodating and secure. All areas should work well for pedestrians and be able in some cases to accommodate special events.

- Areas intended for public gathering should avoid separation from the street by visual barriers or change of grade.
- Outdoor spaces should be human-scaled, easy to maintain, and “alive” - whether they are intimate and quiet spaces or more active and boisterous.
- Trees, shrubs, and plants should help define walkways, create appropriate transitions from the park to the street and provide visual interest.
- Structures, pavilions and sitting areas should be easily accessible. They should also be secure and feel safe during both day and evening hours.
- Buildings surrounding green spaces should provide visual definition to the space and should surround it with active ground-floor uses.
- Rooftops should be considered for garden terraces.

Recommended

- Courtyards, squares, forecourts, and plazas with active adjacent ground-floor uses.
- Greenways or pedestrian walkways in residential area. If used, front doors should engage these spaces.

Not Recommended

- Pocket parks without active enclosing uses.
- Forecourt plazas without active ground-floor uses.

Code Requirement:

This guideline supplements the Downtown Zoning Ordinance and Development Standards for required ground-floor use areas.

- See Figures 19.312-5 and 19.313-2
- Ground-floor Retail/Restaurants Section 19.312.4(B)(7)
- Ground-floor Windows/Doors Section 19.312.4(B)(8)
- Design Standards for Residential Courtyards Section 19.312.6(C)(1c)



Recommended: Provide comfortable and attractive outdoor spaces that are enclosed, are surrounded by active ground-floor uses and are easily accessible (Portland Art Museum, SW 5th and Main, and NW Irving Pedestrian Mall, Portland)



Not Recommended: Parks and plaza that are neither enclosed nor active (MLK and NE Alberta, SW 3rd and Jefferson, Portland, and Orenco Station)

February 24, 2012

To: Design and Landmark Committee
City of Milwaukie

From: Siri Bernard
Bernard's Garage
503-515-4322

RE: Downtown Façade' Grant

Dear Li and Committee members,

Thank you for approving our design and maintenance improvements to our downtown Milwaukie property. We have completed and have been reimbursed for ½ of our project – the painting and the electrical updating. That reimbursement money allowed us to continue with our project – a new window for the office on 21st Street and an awning over the 21st Street entrance.

We have hit a snag, however. I have talked with Claudia Steinberg from TriMet and Wendy Hemmen with the City and they both tell me that there will be a drastic change in the configuration and the grading of the sidewalk in front of the 21st Street entrance. They expect it will be raised about a foot above the current level; but, they don't have the final dimensions yet. Before that happens, the 2 agencies and the owner must come to conclusions and agreements about how that will look and the compensation for some easements on the property.

This means that, even if the city approved the awning through our engineering dept and our permit dept as it stands now, the awning will be out of compliance when they change the sidewalk. The awning bids came in between \$2400 and \$5000 last year and I expect they will remain in that cost area. We need to wait for TriMet's decision on the sidewalk change before we invest in a new awning.

In light of the awning dilemma, it comes to my attention that my office window is 23" above the current sidewalk. That number will significantly

diminish if they raise the sidewalk by 12” and may make it out of compliance. Sigh.

I have the glaziers coming on Tuesday the 28th to install new windows in my office (reviewed by Brett) so I just don’t know what to do about the change when they raise the walk. Claudia says that could be 1 ½ to 2 years from now or it could be this summer. Our cost to install new windows is just under \$2000.

Another factor in all this is that our business has been especially slow the last 2 months and we don’t have the cash to dole out for the awning at this time. This may be seasonal with pre-tax return time. We expect to pick up in the spring but the cost of the awning would put us in a bind right now.

Because of all these special circumstances, I am asking for two things from the DLC.

- 1) The grant reimbursement for 1/2 of the window.
- 2) A written commitment from TriMet that they will fund the cost of reinstalling the awning after the sidewalk re-grade to correct the height. Also, a commitment from them about the window after the sidewalk change.

I realize I am asking for something different than our original grant agreement but I did not know about the TriMet grading changes that I am running up against at this time. I am asking for your help and advise about these circumstances.

Please feel free to call me at any time if you have any questions.

Thank you,

Siri