



AGENDA

MILWAUKIE DESIGN AND LANDMARKS COMMITTEE Monday, January 7, 2013, 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 October 23, 2012 (Joint with PC)
 - 2.2 November 14, 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** – None.
- 6.0 **Worksession Items**
 - 6.1 Summary: Adams Street Connector Beacons
Presenters: Kari Svanstrom, Associate Planner
- 7.0 **Other Business/Updates**
 - 7.1 Officer elections
 - 7.2 Group photo
 - 7.3 Upcoming presentation/training by Oregon Government Ethics Commission
 - 7.4 Updated zoning ordinance pages
- 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:**
 - February 4, 2013 1. Joint meeting with Historic NDA Board (*tentative*)
 - March 4, 2013 1. TBD

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
Scott Barbur
Chantelle Gamba
Becky Ives

Planning Department Staff:

Steve Butler, Planning Director
Ryan Marquardt, Senior Planner
Li Alligood, Associate Planner
Brett Kelder, Associate Planner
Kari Svanstrom, Associate Planner
Marcia Hamley, Administrative Specialist II
Alicia Martin, Administrative Specialist II

CITY OF MILWAUKIE
PLANNING COMMISSION
DESIGN & LANDMARKS COMMITTEE
JOINT MEETING
MINUTES
Milwaukie City Hall
10722 SE Main Street
TUESDAY, OCTOBER 23, 2012
6:30 PM

COMMISSIONERS PRESENT

Lisa Batey, Chair
Clare Fuchs, Vice Chair
Shaun Lowcock
Mark Gamba
Wilda Parks

STAFF PRESENT

Steve Butler, Planning Director
Bill Monahan, City Manager
Ryan Marquardt, Senior Planner
Li Alligood, Associate Planner (DLC Liaison)
Kari Svanstrom, Associate Planner

COMMISSIONERS ABSENT

Scott Churchill
Chris Wilson

DLC MEMBERS PRESENT

Greg Hemer, Chair
Jim Perrault, Vice Chair
Becky Ives
Scott Barbur

DLC MEMBERS ABSENT

Chantelle Gamba

1.0 Call to Order – Procedural Matters*

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

DLC Chair Greg Hemer called the meeting of the Design and Landmarks Committee (DLC) to order.

***Note:** The information presented constitutes summarized minutes only. The meeting video is available by clicking the Video link at <http://www.ci.milwaukie.or.us/meetings>.*

DLC Vice Chair Jim Perrault entered.

The Commission proceeded to Item 6.1 before Item 2.0.

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6.0 Worksession Items

6.1 Summary: Government Ethics Training
Staff: Bill Monahan

Bill Monahan, City Manager, reviewed government ethics related to conflicts of interest and referred to the meeting packet.

- A declaration of potential or actual conflicts of interest must be made at each meeting where the source of conflict is discussed.
- He provided a handout, "Guide for Public Officials," which was also available at www.oregon.gov/ogec, and suggested that the Commission invite Ethics Commission staff to provide next year's ethics training.

The Commission and the DLC returned to Item 2.0.

2.0 Planning Commission and Design and Landmarks Committee Minutes

2.1 July 24, 2012 (PC)

Commissioner Mark Gamba moved to approve the July 24, 2012, Planning Commission minutes as presented. Commissioner Shaun Lowcock seconded the motion, which passed unanimously.

2.2 August 28, 2012 (PC)

Commissioner Mark Gamba moved to approve the August 28, 2012, Planning Commission minutes as presented. Vice Chair Clare Fuchs seconded the motion, which passed unanimously.

2.3 July 2, 2012 (DLC)

DLC Vice Chair Perrault moved to approve July 2, 2012, DLC minutes as presented. DLC Member Scott Barbur seconded the motion, which passed unanimously.

3.0 Information Items

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80 **Stephen Butler, Planning Director**, introduced Kari Svanstrom, Associate Planner. The
81 Commission and Committee welcomed her to the City.

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83 **4.0 Audience Participation** –This is an opportunity for the public to comment on any item not on
84 the agenda.

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86 **Chair Batey** stated that the Commission did not normally take public comment during worksession
87 items, so any comments on the proposed downtown code amendments should be made during the
88 audience participation agenda item.

89

90 **Ed Parecki, Owner, 10600 SE McLoughlin Blvd**, expressed his opposition to the proposed
91 downtown code amendments.

92

93 **Troy Reichlein, Owner, 11074 SE 21st**, discussed questions and concerns about existing and
94 proposed downtown use allowances and the proposed downtown code amendments.

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96 **5.0 Public Hearings** – None

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98 **6.0 Worksession Items (continued)**

99 6.2 Summary: Downtown Code Amendments

100 Staff: Ryan Marquardt

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102 **Ryan Marquardt, Senior Planner**, provided an overview of downtown code amendments via
103 PowerPoint presentation.

- 104 • Staff had prepared the proposed amendments at the direction of Council.
- 105 • The amendments were not intended to address all of the issues in the downtown zones, but
106 rather the “low hanging fruit.”

107

108 **The Commission and the DLC** asked questions regarding:

- 109 • How the amendments implemented the South Downtown Concept
- 110 • Potential impacts on the existing nonconforming uses
- 111 • How much downtown properties had spent constructing PARs or in fees in lieu of
112 construction (FILOC)

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114 **The Commission and the DLC** expressed concerns about:

- 115 • The narrow focus of the amendments
- 116 • The accelerated timeline for adoption
- 117 • The effect of reducing distinctions between the DO and DS zones without broader public
- 118 outreach

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120 **Mr. Marquardt** provided the following clarifications:

- 121 • South Downtown Concept Plan implementation would be a separate, larger project. The
- 122 current amendments were intended to address very specific issues.
- 123 • The proposed amendments were not intended to change any zoning.
- 124 • Although the comments were valid and important, Council had directed staff to move forward
- 125 with the amendments as proposed. Additional amendments would require significant public
- 126 outreach and a longer timeline.
- 127 • The DLC would not have another meeting about the amendments; the first Planning
- 128 Commission hearing was scheduled for November 13, 2012.

129

130 **Chair Batey** asked staff to provide information about and comparison of rental rates for office and

131 commercial spaces for the public hearing.

132

133 **Mr. Marquardt** confirmed that the adoption draft amendments would retain the existing 5,000

134 square foot maximum for retail uses in the DO zone.

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136 **7.0 Planning Department Other Business/Updates**

137 7.1 Project Updates

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139 **Mr. Butler** provided a brief update on the Transportation System Plan (TSP) updates and the

140 Tacoma Station Area Plan, and indicated that more detailed briefings would be scheduled for a

141 future Commission meeting.

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143 **8.0 Planning Commission and Design and Landmarks Committee Discussion Items**

144 8.1 Planning Department Work Program Updates

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146 **Mr. Butler** provided an overview of the current status of the Commercial Core Enhancement
147 Program (CCEP) and discussed potential future Planning Department work program items.
148

149 **9.0 Forecast for Future Meetings:**

150 **Planning Commission**

151 November 13, 2012 1. Public Hearing: ZA-12-02 Downtown Code Amendments
152 2. Worksession: TSP update

153 November 27, 2012 1. Public Hearing: ZA-12-02 Downtown Code Amendments (tentative)
154

155 **Design and Landmarks Committee**

156 November 14, 2012 1. Worksession: Milwaukie's Historic Preservation Program
157 December 3, 2012 1. Worksession: TBD
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159 Meeting adjourned at 9:12 p.m.
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162 Respectfully submitted,

163 Li Alligood, Associate Planner
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171 _____
172 Lisa Batey
Planning Commission Chair

171 _____
172 Greg Hemer
DLC Chair

CITY OF MILWAUKIE
DESIGN AND LANDMARKS COMMITTEE
MINUTES
Milwaukie City Hall
10722 SE Main Street
WEDNESDAY, NOVEMBER 14, 2012
6:30 PM

COMMITTEE MEMBERS PRESENT

Greg Hemer, Chair
Jim Perrault, Vice Chair
Scott Barbur
Chantelle Gamba

STAFF PRESENT

Li Alligood, Associate Planner (DLC Liaison)
Steve Butler, Planning Director

COMMITTEE MEMBERS ABSENT

Becky Ives

1.0 Call to Order – Procedural Matters*

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

**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 Minutes

2.1 September 5, 2012

DLC Vice Chair Jim Perrault moved to approve the **September 5, 2012, Design and Landmarks Committee minutes as presented. DLC Member Scott Barbur** seconded the motion. **The minutes were approved unanimously.**

DLC Member Chantelle Gamba arrived at 6:40.

3.0 Information Items

Steve Butler, Planning Director, introduced himself to the Committee and provided an overview of his professional experience and responded to questions from the Committee. He noted that **Kenny Asher, Community Development Director**, was leaving the City on December 18 for a position in Tigard.

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42 **4.0 Audience Participation** –This is an opportunity for the public to comment on any item
43 not on the agenda. There was none.

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45 **5.0 Public Meetings**

46 There were no public meetings scheduled.

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48 **6.0 Worksession Items**

49 6.1 Summary: Milwaukie’s Historic Preservation Program

50 Staff: Li Alligood

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52 **Ms. Alligood** provided an overview of the City’s current historic preservation program, and
53 referred to the staff report.

54 **The Committee** determined that it would participate in grassroots efforts to increase interest in
55 the City’s historic resources, including joint meetings with NDAs and other community groups.

56 • **Mr. Barbur** offered to contact Teri Bankhead, Assistant to the City Manager, to discuss the
57 Milwaukie Museum and future plans for the museum and building.

58 • **Vice Chair Perrault** stated that he would provide a printer to the Milwaukie Museum in
59 order to support efforts to catalogue its collection.

60 **Ms. Alligood** indicated that the City could provide limited assistance, including posting
61 information on the web site and promoting preservation-related meetings or events.

62

63 **7.0 Planning Department Other Business/Updates**

64 7.1 Expectations for Board, Commission, and Committee Alternates

65 **Ms. Alligood** provided information about the expectations for board, commission, and
66 committee alternates, which were adopted by Council in 2011. The DLC did not have an
67 alternate, but could have one in the future.

68

69 7.2 December meeting

70 **Ms. Alligood** noted that there were no agenda items planned for the December meeting, and
71 asked if the Committee would like to cancel the regular December meeting. **The Committee**
72 agreed.

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74 **8.0 Design and Landmarks Committee Discussion Items**

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76 **9.0 Forecast for Future Meetings:**

77 December 3, 2012 1. Cancelled

78 January 7, 2013 1. TBD

79 February 11, 2013 1. Joint meeting with Historic Milwaukie NDA

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82 Meeting adjourned at approximately 8:10 p.m.

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Respectfully submitted,

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Li Alligood, Associate Planner

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Greg Hemer, Chair



To: Design and Landmarks Committee
Through: Steve Butler, Planning Director
From: Kari Svanstrom, Associate Planner
Date: December 31, 2012, for January 7, 2013, Worksession
Subject: Adams Street Connector Project – Lantern / Beacon Project

ACTION REQUESTED

None; this is a briefing for discussion only. No action is required for this project, as the work is contained within the public right-of-way. However, staff would like to receive input from the committee regarding two areas: (1) the lighting/beacon design concept and (2) the proposed process for selecting image themes for these lanterns.

History of Prior Actions and Discussions

- **October 2012:** The City Council authorized staff to proceed with the Adams Street Connector project, which is a South Downtown Plan implementation measure. This project received a Metro grant (\$450,000) to complete the 'baseline' Adams Street Connector project.
- **September 2012:** City Council adopted Resolution 51-2012 regarding betterments in the Main St light rail station area.
- **June 2012:** South Downtown Plan was adopted by City Council by Resolution 33-2012 (the annual Capital Improvement Program, which included the Adams Street project).

BACKGROUND INFORMATION

The South Downtown Concept Plan was developed by Walker Macy in 2010 with the input of a number of community stakeholders as part of the planning for the area around the Downtown Milwaukie light rail station. The plan was adopted by City Council in June 2012 (Resolution 51-2012). The transformation of Adams Street into a pedestrian and bicycle walkway that connects the light rail station to Main Street and a future plaza at Main and Adams is an essential component of the South Downtown Plan. This lane is envisioned as a pedestrian-friendly linear plaza that can be used as an event space for community celebrations, farmer's markets, and other events.

The Adams Street Connector (ASC) is the key connection between Main Street and all its businesses, and the downtown light rail station and all its pedestrians. This portion of Adams Street also becomes the “front door” of Milwaukie for the thousands of people who will be riding MAX into Milwaukie and considering visiting the town.

The concept of the ASC is to take advantage of the street closure that is being forced by light rail, and implement the pedestrian way called for in the South Downtown Concept Plan. Metro has awarded the project \$450,000 in regional flexible transportation funds, and city staff convened a design team to come up with ideas for improving the public right-of-way as envisioned in the South Downtown Plan, while respecting the parking and other needs of the adjacent property owners. Walker Macy, the landscape firm that helped the City complete the South Downtown Concept Plan, and DAO Architecture formed the core of the design team. This grant funds a ‘baseline’ of improvements along Adams Street that include the pedestrian street improvements, basic landscape and lighting between the station/Tri-Met improvements and the east portion of Main Street.

City staff is working to find additional funding, through other grants and fund-raising, for additional improvements, including ‘beacons’ or ‘lanterns’ envisioned as part of a heritage/legacy walkway approach. The team is designing the project so that, if funding isn’t available for these additional improvements at the time of bid, the enhanced amenities can be incorporated into the project once built as a later phase improvement.

Baseline Improvements

The baseline improvements include a 12 foot pedestrian promenade that ties in with the new sidewalks on 21st Ave being built by Tri-Met, and provides a linear plaza for bicycles and pedestrians down to Main St. New landscaping, seating areas, and ADA access to properties to the north and south of Adams are included in the baseline improvements. These improvements remove the existing on-street parking on Adams St.

City staff is exploring the potential to integrate stormwater treatment facilities into the design at the eastern and western sides of Main St, which would help procure funding for improvements in the area where the ASC meets Main St.

Upgrades

The key upgrades for the full build-out project are the inclusion of sculptural lanterns in the seating areas and extension of the street features across Main Street into Dogwood Park, which would create a visual marker for the station area on Main Street and begin to create the public plaza described in the South Downtown Plan.

Lanterns / Beacons

One of the distinguishing features of the full build-out project is the series of illuminated sculpture pieces – lanterns or beacons that would be a visual cue in the landscape, especially in the evening. They would mark the seating areas and gathering spaces along Adams St and, perhaps more importantly, would be a strong place-making element to signal to downtown visitors. The lanterns will invite those arriving at the rail station to venture into downtown Milwaukie to explore our businesses, waterfront, and community.

The lantern design pays homage to the history of Milwaukie in two ways – through the design and construction of carefully crafted wood and metal frames, and through a series of images that will wrap around three sides of the lanterns that present the story of Milwaukie'. The design is inspired by some of the historic structures along Milwaukie's waterfront, including the railroad trestle that crosses the Willamette near the site.

The lantern frames will include a combination of welded plates and cast caps and pins that connect 6x6x20 hardwood members (ipe) to form the frame of the lantern. The cladding is proposed to be stainless steel perforated panels with perforations punched into the panels to form historic images of Milwaukie. The lanterns will be internally lit with LED lights along the lower internal frame. The color of these lights can be changed to provide different atmosphere in coordination with city and community events, such as homecoming, harvest festivals, Independence Day and other celebrations. The images on the lanterns will be visible at all times, but will have a different character when they are lit and unlit, and from daytime and nighttime, thus providing a variety of ambiances for the community to experience and enjoy.

ATTACHMENTS

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

1. South Downtown Preliminary Implementation Strategy
2. Adams Street Connector Visuals

ATTACHMENT 1

South Downtown Preliminary Implementation Plan

Adoption of the South Downtown Concept Plan is an important step for the City of Milwaukie, but it is just the first step. The plan will not, on its own, accomplish anything contemplated in the Plan. What follows is a proposed list of tasks for the Planning and Community Development departments to pursue over the coming year to move the South Downtown Concept toward reality.

Amendments to Planning and Transportation Policies

The essential elements of the South Downtown Concept Plan must be either required or protected by regulation, or alternatively, allowed by the zoning code so builders have the freedom to make decisions that support the vision. Planning staff must determine what to require, what to protect, and what to allow under a new zoning code for the area. Amendments will be required to the Zoning Code and Map, Downtown Design Guidelines, Transportation System Plan, Comprehensive Plan, and Public Works Standards.

Downtown and Riverfront Land Use Framework Plan

The South Downtown concept is in keeping with the most important elements and guiding principles of the Downtown Plan: create a mixed-use, people-oriented, lively place with connections to the waters and community gathering places. There are, however, key differences between the vision for the study area: a live/work neighborhood instead of an “Arts and Entertainment Anchor”, many smaller buildings instead of one large campus. Therefore, some pages of the Framework Plan will need to be updated to incorporate the South Downtown Concept, particularly the location of the plaza, the circulation plan, and the light rail station location.

Zoning Map

Planning and discussion to date has been focused on the South Downtown study area (outlined in blue in the map). All of this area is currently zoned for Downtown Office.

The South Downtown study area should be rezoned from Downtown Office to another zone (e.g., Station community, South Downtown, etc.) to allow the City to apply special regulations to this area. A new approach to zoning regulations will be necessary to enable implementation of the ideas in the South Downtown Concept Plan.

The “South Downtown influence area” on the other side of 21st Ave (outlined in pink in the map). will be equally affected by the location of the light rail station, and the lots north of the high school are likely to redevelop. All of this area is currently zoned Downtown Office. Changes to the existing zoning may be needed to best support the South Downtown concept, and these should be considered during the Downtown Code Refresh project.¹



¹ It is not clear that a building with ground-floor retail and housing above would be allowed. Small-scale live/work buildings would not be allowed.

Spatial Areas within the Zone

One of the key concepts in the South Downtown is to create a public plaza ringed with high quality buildings that activate Main Street and the plaza. Radiating outward from the plaza are rings of different types, scales, and forms of buildings which are built to allow for flexible uses over time. Buildings in these different “rings” will take different forms, and will require different types of regulations.

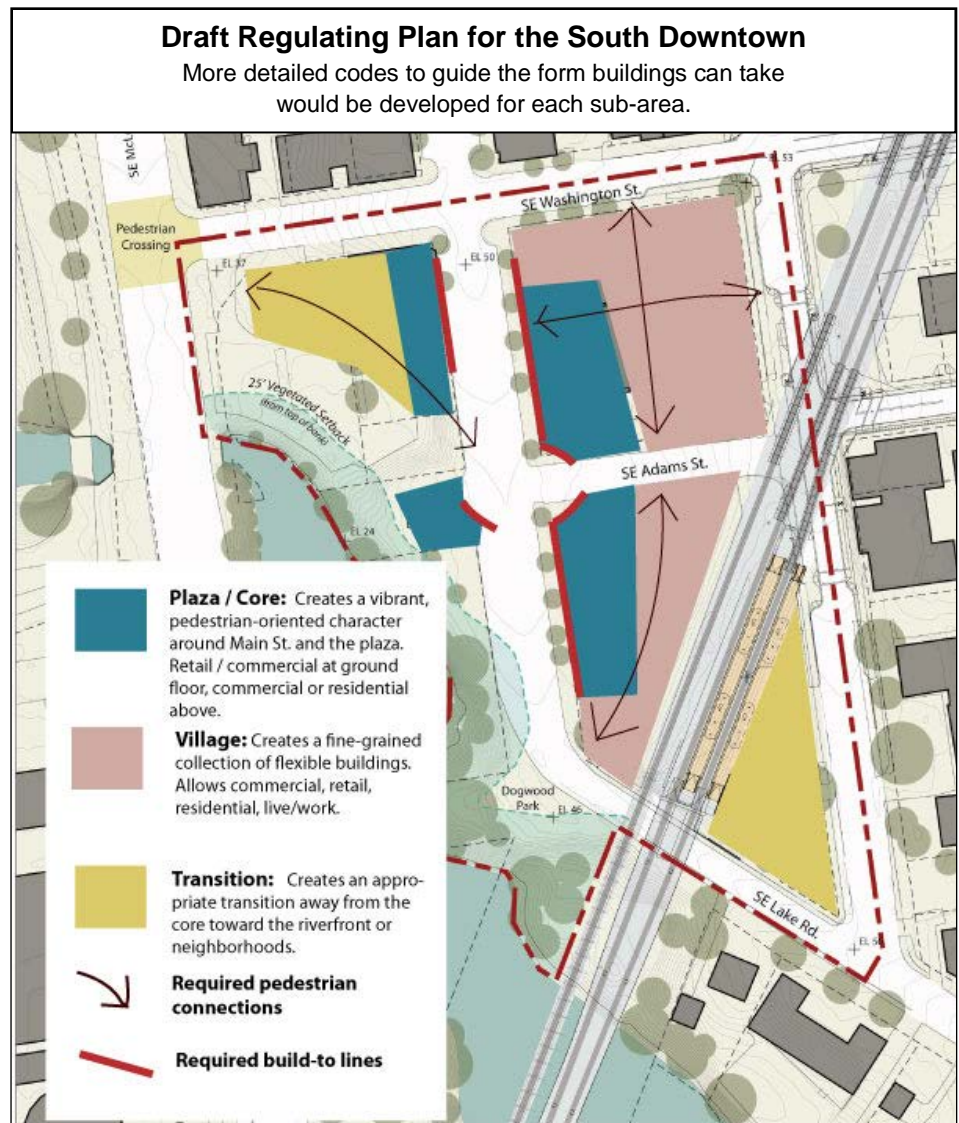
How the Zoning Code Could Shape Development

Staff is investigating ways to change the zoning map and code to enable implementation of the South Downtown Concept. Form-based zoning, generative codes, and menu-based design standards are potential zoning tools.

However, it is evident that many of the most important ideas in the South Downtown concept *cannot* be implemented through the zoning code, but rather through changes to public spaces, actions by existing property owners, and voluntary decisions made by builders and future occupants. One of the key challenges ahead will be to define what essential elements must be required or protected by regulation, and to what degree the zoning code should provide freedom for builders to make future decisions.

There are some key concepts that will need to be reinforced through zoning to adequately influence development to take the form and character described in the South Downtown Concept Plan and Pattern Language. These may include:

- Require active, non-residential uses at the ground level of the buildings fronting the plaza.
- Allow a broad array of uses, such as retail, office, live/work, residential, and food carts, to maximize the potential for continuous activity near the station.
- Require that buildings be built to a specified line along Main St and around the edge of the plaza
- Keep the requirements simple and easy to implement on small-scale projects. Perhaps standards are looser for small buildings, and more stringent for larger buildings.



- Develop a menu-based approach that pushes developers toward human-scale articulation and preferred materials. Elements to be addressed include:
 - Ground-floor windows
 - Private outdoor spaces
 - Building materials
 - Building articulation
 - Roof form

Understanding Traffic

In the course of rezoning the area, the City will need to assess how the proposed changes to the type and intensity of the proposed development would impact the transportation system. Though the intent of the project is to result in a more human-scaled development (as opposed to auto-oriented), the City should understand the range of impacts that could occur to the transportation system, and specific mitigation measures (e.g., traffic signals) that might be triggered by new development.

Public Spaces

The Concept Plan establishes a clear framework for the circulation and character requirements for the public streets and gathering spaces in the South Downtown area. Though these streets, alleys and plazas may be constructed by different entities (potentially with development, as part of the light rail project, or by the City as a capital project), the City will have to amend its plans to allow the vision to be designed and constructed. Amendments and new standards will be required to enable implementation of the public spaces identified in the Concept Plan, including the following:

Transportation System Plan

- Reclassify Main Street west of 21st Ave. from an Arterial to a Local street.

Public Works Standards (changes to the Downtown Public Area Requirements streetscape plan)

- Add a new street cross-section design for Main Street west of 21st Ave. for a 2-way, pedestrian-oriented street.
- Change the street designs for Main Street south of Washington Street, and Adams Street west of 21st Ave.
- Add standards necessary to allow/ require the plaza to be built in the public right-of-way. Remove the standards that require the plaza to be built on the block between Jefferson and Monroe Streets.

Community Development

Although the Planning and Zoning Code Amendments will take many months to prepare and adopt, there are a series of “small moves” that can be undertaken by the Community Development Department to begin to achieve the South Downtown vision even in the very short term. The singular need of the area is to have more people spending more time in it, on foot. The City should look to accomplish anything that can be done to transition the area into more of a destination. Some ideas that are currently being considered include:

- Identifying a location and vendors to entice food carts to the area.

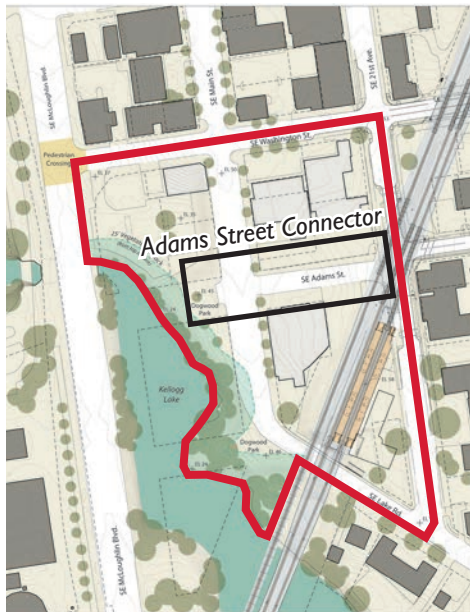
- Helping Celebrate Milwaukie, Inc. to establish a mid-week Milwaukie Farmers' Market that would use the South Downtown location.
- Organizing and inspiring the three private property owners in the South Downtown to convert their properties to uses that support more pedestrian activity more hours of day.
- Accomplishing the joint development project with TriMet on the Triangle Site (the Train Station Building).
- Studying ways in which Dogwood Park can be made more attractive and useful and implementing low-cost landscape design improvements.
- Engaging the public in a refined study of the plaza, using paint and/or other means to better understand its future shape and location.
- Continuing efforts to attract an anchor office user (potentially Dark Horse Comics) to one of the three viable development sites.
- Piggybacking off of the light-rail construction to "adopt" restoration of the north bank of Kellogg Lake as a city priority, and organizing restoration activities in collaboration with the North Clackamas Urban Watersheds Council.
- Designing the new Adams Street Pedestrian Way between Main Street and 21st (and coordinating construction with light rail project)
- Preparing and installing signage that identifies the future vision and features of the South Downtown area.
- Working with Celebrate Milwaukie Inc. or other booster groups to bring programming to the area and featuring its importance by stringing lights along the street, installing temporary art exhibits or landscaping feature.

Two projects related to the South Downtown plan must be prioritized in the Community Development area, even if they can't be characterized as "small moves." These are the completion of the Kellogg-for-Coho Initiative, and installation of the bike/ped bridge over Kellogg Lake underneath the light rail structure. These projects both deal with Kellogg Lake, which for decades, has been the barrier that separates the South Downtown from Island Station and points south (not to mention the barrier that it presents to threatened and endangered salmon). Both projects are suffering from a lack of resources today, as both are expensive capital improvements and currently without project managers at the City.² Staff is hopeful that ongoing relationships with TriMet, ODOT and others will result in the successful implementation of these two projects, without which implementation of the South Downtown Concept Plan will suffer.

² The Economic and Resource Development Specialist position at the city (currently vacant) is responsible for managing the KFCI project and finding funding for the bike/ped bridge.



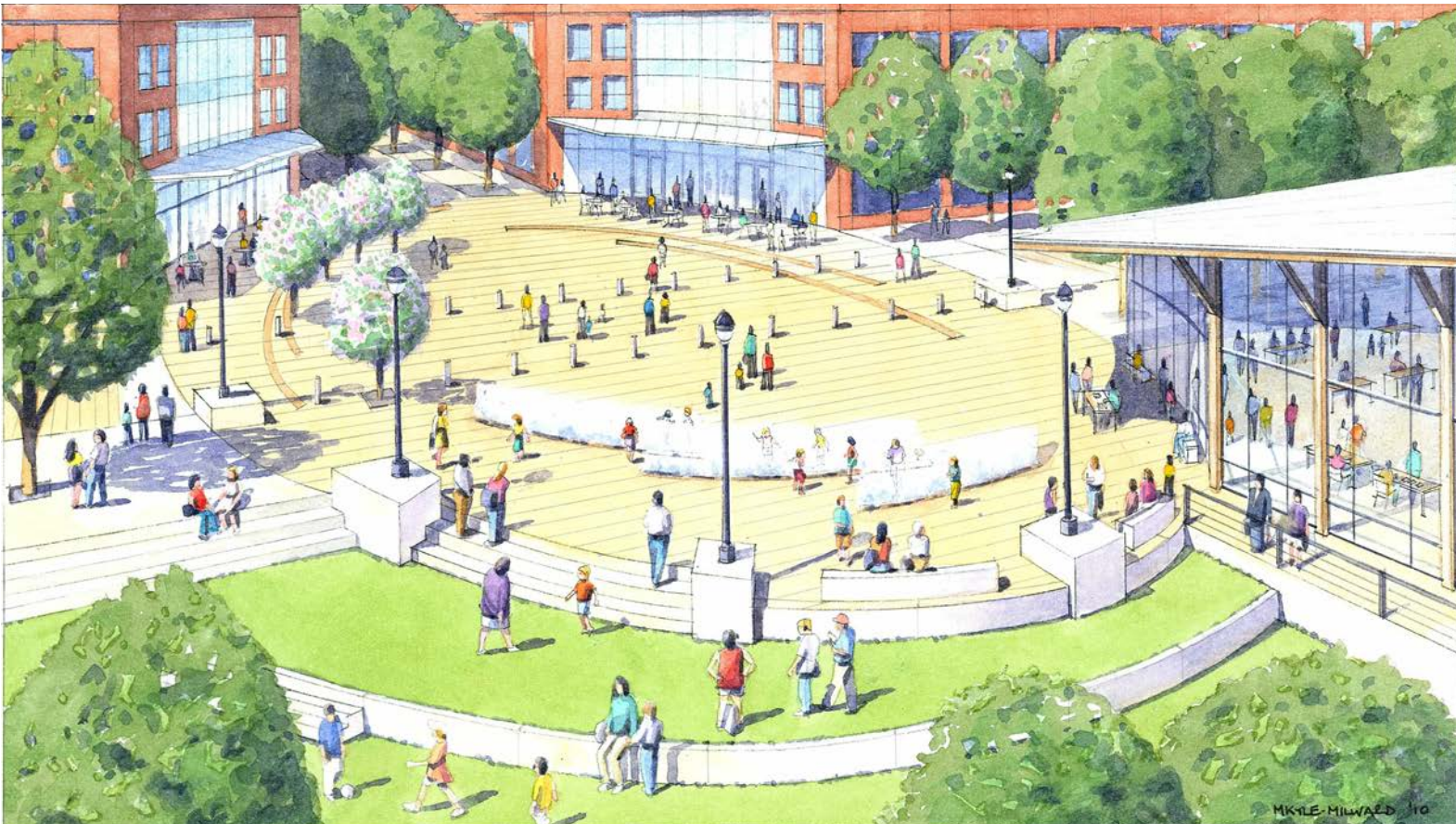
Existing and Future Civic Improvements



Study Area

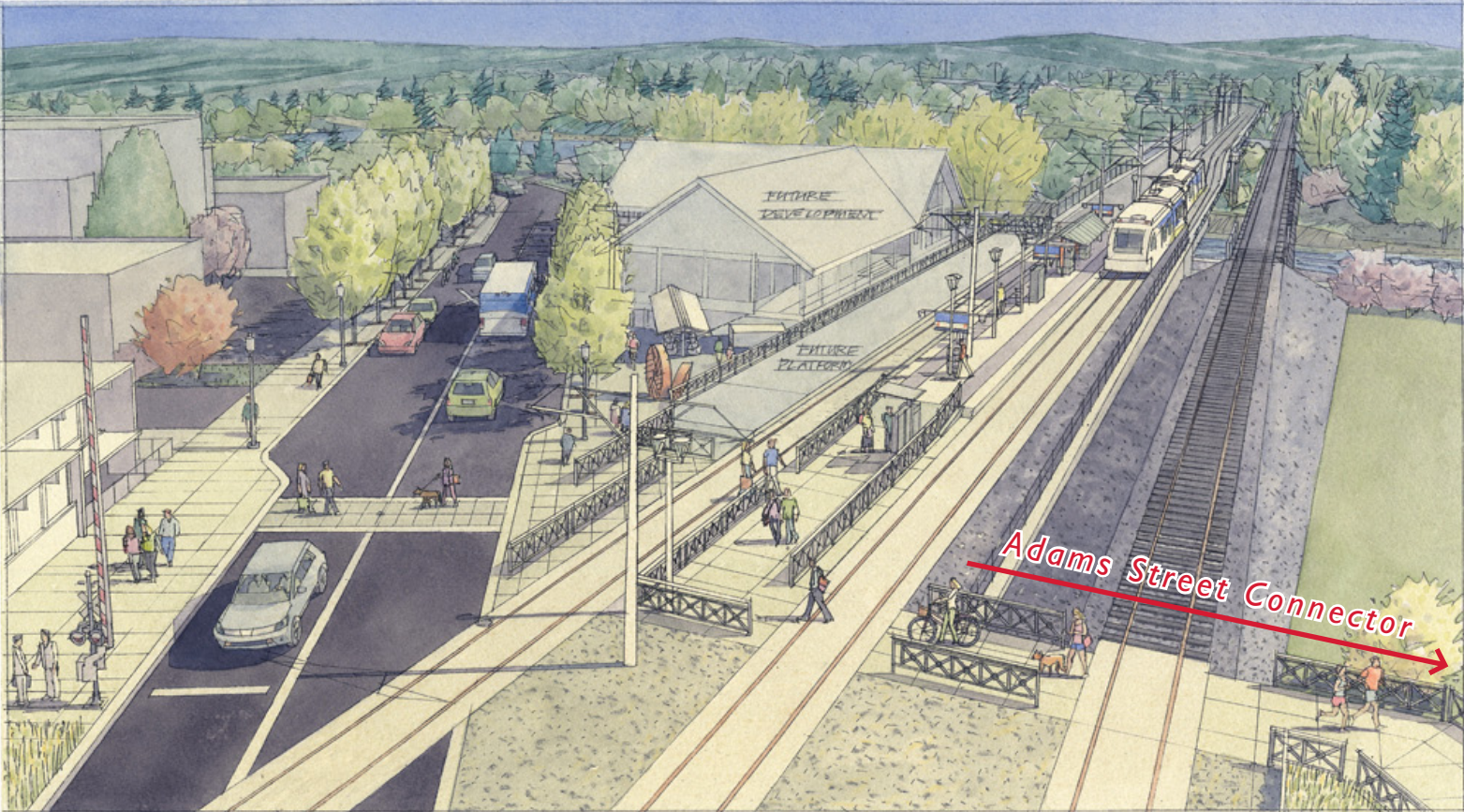


Concept Plan

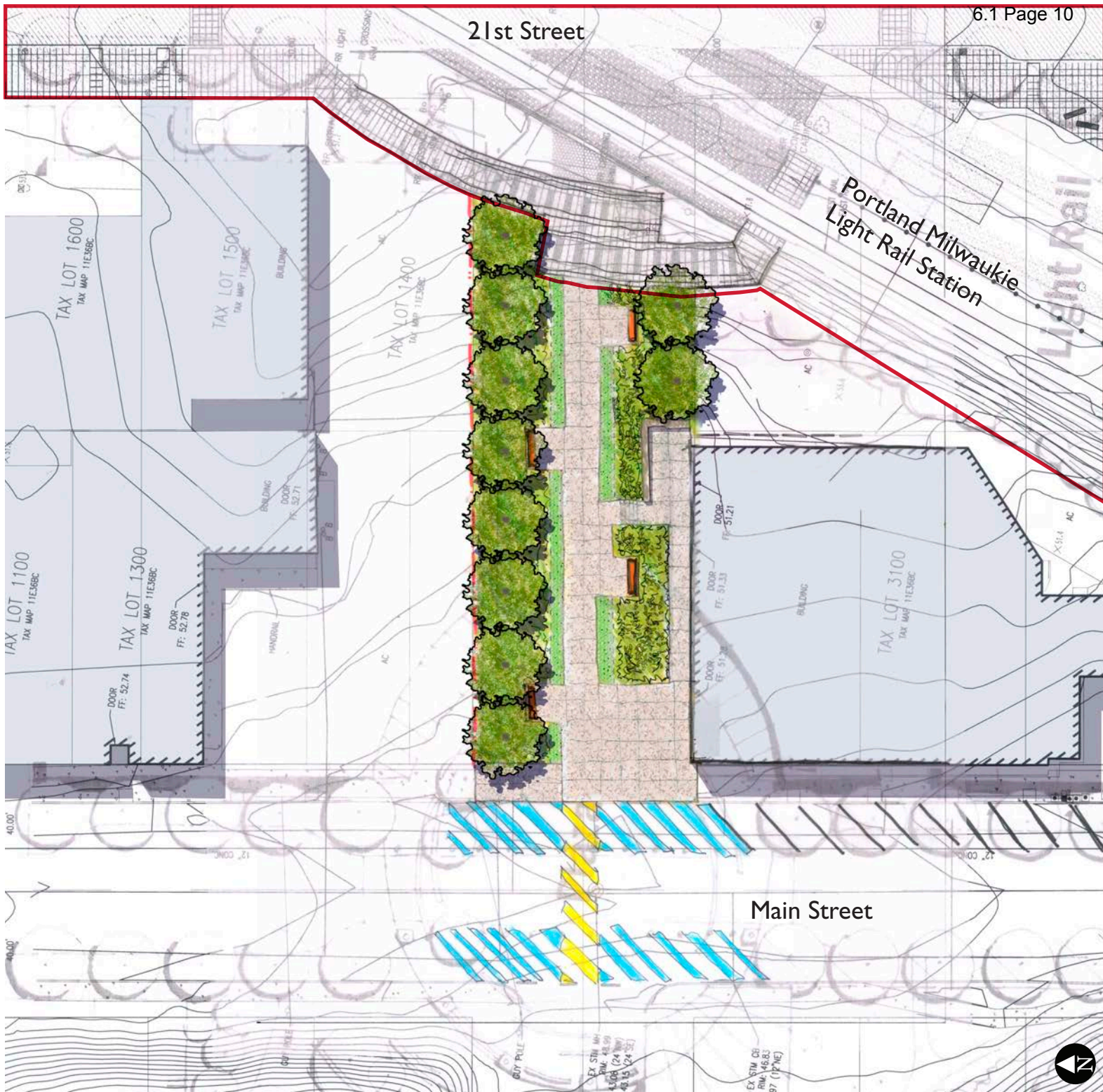


Artist's rendering of the proposed plaza at the intersection of Main Street and Adams Street: the Heart of South Downtown Milwaukee.

Portland Milwaukie Light Rail Project



Artist's rendering of the proposed Tri-Met Station Platform and Railroad Crossing at the East end of Adams Street looking South.



The Base Project includes all the essential elements of the full project, but limits the development to the West side of Main Street.

The plan includes:

- 12' wide pedestrian path
- 4' reinforced turf paving shoulders allowing emergency vehicle access
- 10 new angled parking stalls along Main Street (changed to two-way traffic)
- Multi-use plaza at Northeast corner of retail building
- New landscaping
- 5 seating niches with benches

\$364K TOTAL

\$225K Direct Construction

\$139K Contingency and Mark-ups



The Adams Street Connector provides a new compelling pedestrian path from Main Street to the Portland Milwaukie Light Rail Station. The former Adams Street will be re-purposed into a place for people with seating niches, iconic beacon markers, and small multi-use plazas.

The plan includes:

- 12' wide pedestrian path
- 4' reinforced turf paving shoulders allowing emergency vehicle access
- 10 new angled parking stalls along Main Street (changed to two-way traffic)
- Multi-use plaza at Northeast corner of retail building
- Speed table and curb extensions at Main Street intersection
- New landscaping
- 5 seating niches with beacon markers
- A beacon pavilion West of Main Street
- Multi-use plaza area in park

\$788K TOTAL
 \$571K Direct Construction
 \$217K Contingency and Mark-ups

Milwaukie Design and Landmarks Commission (DLC)

BY-LAWS

Approved by the Design and Landmarks Commission, August 27, 2003
Adopted by the Milwaukie City Council on September 16, 2003

ARTICLE I: MEMBERS AND VOTING PROCEDURES

1. Membership of the Commission shall be as established by the Milwaukie Municipal Code and appointed by City Council.
2. A majority of the Commission may recommend to the City Council that a member be removed from the Commission by the City Council.
3. Members are expected to attend all meetings. Failure to attend one-half or more of regularly scheduled meetings in a six-month period shall be grounds for a recommendation for removal.
4. If a quorum is not attained fifteen minutes following the scheduled time of call to order, the meeting shall be cancelled.
5. All members who are present at Commission meetings, including the Chairperson and Vice-Chairperson, are allotted one vote each on all motions.
6. One member must make a motion and another member must second that motion in order for the Commission to vote. A motion is passed by majority of the Commission members present. Any member, including the Chairperson and Vice-Chairperson, may make and second motions.

ARTICLE II: CHAIRPERSON AND VICE-CHAIRPERSON DUTIES/MOTIONS

1. The Commission shall elect a Chairperson and a Vice-Chairperson. Elections shall be held yearly in January.
2. In the event that an officer cannot complete the specified term, an emergency election shall be held for the completion of the term.
3. In the event the Chairperson cannot attend a scheduled meeting, the Vice-Chairperson shall act as the presiding officer.
4. The Chairperson shall preserve the order and decorum of the meeting; direct discussion and comment to relevant issues; establish and enforce time limits for discussion and comment as appropriate; prevent attacks on personalities; and encourage citizen input.

ARTICLE III: MEETINGS AND PUBLIC HEARINGS

1. Regular meetings shall be held at 6:30 p.m. on the fourth Wednesday of each month. The time and date of the meeting may be changed by a majority vote of Commission.
2. The public shall be notified of all Commission meetings by the City's general notification procedures.
3. The Planning Director or his/her designee shall be responsible for preparing the Minutes for each meeting and keeping records of the attendance.
4. The Planning Director or his/her designee shall be responsible for mailing the Agenda and all meeting materials to members and interested members of the public at least seven (7) days before the next scheduled meeting.
5. Special Meetings may be called at the request of the Chairperson or a majority of the Commission. The Planning Director shall set a special meeting on such request unless good cause exists for delaying until the next regularly scheduled meeting. Good cause may include such factors as staff availability, meeting room availability, and budgetary considerations.
6. Executive Sessions may be held consistent with City Council Meeting Provisions, Section 2.04.090 of the City of Milwaukie Code and applicable state law

ARTICLE IV: BY-LAWS/ CHANGES

1. By-laws may be amended, repealed or altered by a majority of the entire Commission, subject to approval by the City Council.