



AGENDA

MILWAUKIE DESIGN AND LANDMARKS COMMITTEE Monday, February 1, 2016, 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 2, 2015
 - 2.2 March 9, 2015
 - 2.3 August 3, 2015
- 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: 2016 Projects
Presenters: Li Alligood, Senior Planner
- 7.0 **Other Business/Updates**
 - 7.1 Notebook update 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:**
 - March 7, 2016 1. TBD
 - April 4, 2016 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:

Sherry Grau, Chair
James Fossen, Vice Chair
Chip Addabbo
Scott Jones

Planning Department Staff:

Denny Egner, Planning Director
Li Alligood, Senior Planner
Brett Kever, Associate Planner
Vera Koliass, Associate Planner
Alicia Martin, Administrative Specialist II

**CITY OF MILWAUKIE
DESIGN AND LANDMARKS COMMITTEE
NOTES
Milwaukie City Hall
10722 SE Main St
Monday, February 2, 2015
6:30 PM**

COMMITTEE MEMBERS PRESENT

Sherry Grau, Chair
Val Ballestrem, Vice Chair
Adam Argo
Scott Jones

STAFF PRESENT

Li Alligood, Senior Planner (DLC Liaison)

MEMBERS ABSENT

James Fossen

1.0 Call to Order – Procedural Matters

Chair Sherry Grau called the meeting to order at 6:30 p.m. and read the conduct of meeting format into the record.

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

2.0 Design and Landmarks Committee Notes

2.1 December 1, 2015

Chair Grau moved to approve the December 1, 2015, meeting notes as presented. There was no second. The notes were approved unanimously.

3.0 Information Items

3.1 **Li Alligood, Senior Planner**, noted that Community Development Director Steve Butler's last day with the City would be February 18, 2015. She understood that the City would be advertising for the position soon.

3.2 **Ms. Alligood** also noted that there will be two open positions for the DLC as of the end of March, with the possibility for new appointees as soon as the first Council meeting in April.

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: Kellogg Bicycle/Pedestrian Bridge Connections
Staff Person: Li Alligood, Senior Planner

Ms. Alligood summarized the previous review process done by the DLC for the Kellogg Bridge design and noted that the bicycle/pedestrian bridge design was submitted and approved by Council at the same time. The bridge had since been built; however, the bicycle/pedestrian part

was not yet connected to the banks on either side. TriMet had worked with staff on design options for the bike/ped connections, and Council had directed staff to go with Option 3.

She explained that the DLC would be doing a downtown design review and Willamette Greenway Overlay review of that design at their meeting in March.

She asked the DLC if there was anything specific that would help them evaluate the proposal.

The Committee requested additional information:

- Profile view of bridge structure.
- Proposed retaining wall of structure.
- Lighting opportunity and footcandle information.
- ADA accessibility.
- Simulations of the design.
- TriMet's proposed handrail materials.
- Footing plan or column spacing plan.

Ms. Alligood explained that the basic design was selected by Council. So the job of staff and the Committee would be to make sure that, if the design didn't meet the guidelines, it could be refined to meet the guidelines.

6.2 Summary: Moving Forward Milwaukie Project Update Staff Person: Li Alligood, Senior Planner

Ms. Alligood summarized the Downtown code amendment review process to date. The Planning Commission had held two hearings and would have two more. They would be reviewing development standards on February 10 and design standards on the February 24. Committee members were welcome to provide feedback. The DLC had given early input at the start of the project.

She said that the Central Milwaukie phase of the project was now starting. That phase would involve a new Central Milwaukie Land Use and Transportation Plan along with a set of implementing code amendments. There was a Project Advisory Committee and it will be going soon to the Planning Commission for worksessions. She would be bringing an overview of the proposed Central Milwaukie development standards to the Committee, probably on March 9.

She asked if they had any questions

Target end date for implementation? Was fall 2014. If PC wraps up in March, then probably 30 days for CouncilEarly summer 2015.

She hoped to be able to look at the Downtown Design Guidelines next.

7.0 Other Business/Updates

7.1 March DLC Meeting

The March 2 meeting was tentatively rescheduled to March 9.

7.2 Officer Elections

Elections were postponed to the March meeting.

8.0 Design and Landmarks Committee Discussion Items

8.1 Council Goal-Setting Session.

When asked, **Ms. Alligood** outlined what she knew about how to participate in the Council goal-setting session on Saturday, February 14, 2015.

8.2 DLC Parking Lot Review.

There was a short discussion of the public response to that review and the various challenges involved with parking regulations.

8.3 December 2014 Open House for Monroe Street Greenway.

There was a short discussion of the citizen involvement in that project.

9.0 Forecast for Future Meetings:

March 9, 2015	Public Meeting: Kellogg Bicycle/Pedestrian Bridge Connections
April 6, 2015	Agenda TBD

Meeting adjourned at approximately 7:00 p.m.

Respectfully submitted,

Marcia Hamley, Administrative Specialist II

Sherry Grau, Chair

**CITY OF MILWAUKIE
DESIGN AND LANDMARKS COMMITTEE
NOTES
Milwaukie City Hall
10722 SE Main St
Monday, March 9, 2015
6:30 PM**

COMMITTEE MEMBERS PRESENT

Sherry Grau, Chair
Val Ballestrem, Vice Chair
Scott Jones

STAFF PRESENT

Li Alligood, Senior Planner (DLC Liaison)
Stacy Bluhm, Light Rail Construction Mgr.

MEMBERS ABSENT

Adam Argo
James Fossen

1.0 Call to Order – Procedural Matters

Li Alligood, Senior Planner, noted that the meeting was being recorded because it related to light rail and so that the Historic Milwaukie NDA members (who were meeting the same night) would be able to view the recording.

Chair Sherry Grau called the meeting to order at approximately 6:30 p.m. and read the conduct of meeting format into the record.

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

2.0 Design and Landmarks Committee Minutes

2.1 November 13, 2014—Joint Session with Planning Commission

Chair Grau moved to approve the **November 13, 2014, Joint Session meeting minutes as presented. There was no second. The minutes were approved unanimously.**

3.0 Information Items

3.1 **Ms. Alligood** mentioned that a potential DLC member had just been interviewed.

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

5.1 Summary: Kellogg Lake Bicycle/Pedestrian Bridge
Applicant/Owner: Stacy Bluhm for the City of Milwaukie
Owner: TriMet
Address: Kellogg Lake Bicycle/Pedestrian Bridge
File: DR-2015-001, WG-2015-001
Staff Person: Li Alligood, Senior Planner

Chair Grau called the design review meeting to order.

Chair Grau said that the purpose of the application was to allow for the construction of connections and landings between the Kellogg Lake Bicycle/Pedestrian Bridge and the northern and southern banks of Kellogg Lake.

Ms. Alligood listed the applicable criteria: Zoning Ordinance Sections 19.907, 19.304.6, 19.401, and 19.1000 and the Downtown Design Guidelines.

No members of the Committee abstained, declared conflict of interest, or declared ex parte contacts.

Chair Grau was the only Committee member who had visited the site prior to the hearing. She had not spoken to anyone at the site nor did she know anything different from what was indicated in the staff report or the application.

No one in the audience challenged the participation of any Committee members, nor did anyone in the audience challenge the jurisdiction of the Committee to hear the matter.

Ms. Alligood presented the staff report and recommendations on the application.

She explained that the proposed pedestrian bridge, which would be below the light rail bridge, would connect the light rail station at the north end to the Trolley Trail, Kronberg Park, and McLoughlin Blvd on the southern end.

She explained that the site was zoned Downtown Open Space (DOS). There was a Willamette Greenway (WG) Overlay Zone, as well as mapped habitat conservation area (HCA) and water quality resources (WQRs). The location of the site in the DOS Zone, as well as the WG Overlay Zone, required a Type III downtown design review and recommendation by the Committee.

She explained that the pedestrian bridge had been installed, but neither the connections nor the landings had been installed yet.

She described the different project elements for the proposed connections and landings.

She reported that the Island Station NDA had no issues with the staff proposal. No other comments had been received.

The Applicant, Stacy Bluhm, Light Rail Construction Manager for the City of Milwaukie, presented background of how the City had arrived at proposed bridge design.

She explained that, although the land and the light rail bridge are owned by TriMet, the pedestrian bridge would be owned and maintained by the City.

She explained the different options, considerations, and costs.

She said that Council had concerns about a straight connection, and the possibility of camping under it. So the Council had encouraged a concrete structure with walls outside of the flood zone. Council had authorized additional funds for that option.

Committee questions for the applicant. There was one question about the profile of the ashlar stone.

Public testimony. There was no public testimony.

Chair Grau closed the public testimony portion of the meeting.

The Committee discussed the application and directed the applicant to retain the proposed galvanized metal finish of the railings, and to look at ways to complement the ashlar stone appearance of the existing abutment walls with the design of the new retaining wall.

Vice Chair Val Ballestrem moved to recommend approval of the application, and the recommended findings and conditions of approval, and retain the galvanized finish, and match the ashlar stone profile if there's no additional cost. DLC Member Scott Jones seconded the motion. The motion passed unanimously.

6.0 Worksession Items

- 6.1 Summary: Moving Forward Milwaukie Briefing #5
Draft Central Milwaukie Design Standards
Staff Person: Vera Koliass, Associate Planner

Vera Koliass, Associate Planner, described the goals of the project. She said that staff had heard from project participants in the affected area that they'd like Central Milwaukie to continue to be a primary commercial center in the city; have a mix of uses that supports a lively and active district; and have safe and comfortable access for pedestrians, vehicles, and bikes.

Ms. Koliass showed the location of the project area, broadly defined by the Milwaukie Marketplace to the south, Hwy. 224 to the west, and 37th Avenue to the east, with the main cross streets being Harrison, Oak, Monroe, and 32nd running north and south.

She pointed out the two opportunity sites in the Central Milwaukie area: the Murphy site and the McFarland site.

She explained that the new Central Milwaukie Land Use and Transportation Plan establishes a vision for this area, with fundamental concepts to achieve that vision.

She described the proposed new General Mixed Use (GMU) Zone for most of the area, with no zoning changes proposed for the Milwaukie Marketplace or the Myrtle and Penzance Street residential area.

She reviewed the proposed new design standards for the area, which currently has no design standards. These include standards for: corners, weather protection at building entrances, exterior building materials, windows and doors, and roofs and rooftop equipment.

She outlined the upcoming Planning Commission meeting schedule:

- March 10: worksession on proposed plan and amendments to the Comprehensive Plan and Transportation System Plan.
- March 24: worksession on proposed code amendments.
- April 28: first public hearing (tentative).

She asked the Committee whether the approach to this project seemed appropriate or if they had any other suggestions.

DLC Member Scott Jones asked about the Flex Space Overlay at the Murphy site.

Ms. Koliass explained that the overlay would only be for that site, to allow for an expansion to the allowed uses for the site, to possibly permit employment-based uses such as light industrial.

The Committee agreed with the decision to leave the zoning unchanged for Milwaukie Marketplace.

The Committee asked staff to consider increasing the 30% window and door requirement to a requirement of 40-45%.

Ms. Koliass said that they would look into that suggestion.

The Committee suggested that commercial parking facilities, which were proposed to be allowed outright in the GMU Zone, should require a conditional use and/or only be allowed as part of a large commercial structure that wasn't just parking.

The Committee expressed overall enthusiasm for the project.

7.0 Other Business/Updates

7.1 Elections were postponed to the next meeting.

7.2 **Ms. Alligood** expressed her appreciation to the two outgoing members, Scott Jones and Val Ballestrem for their commitment and serving on the DLC.

8.0 Design and Landmarks Committee Discussion Items—None.

9.0 Forecast for Future Meetings:

April 6, 2015 1. TBD

May 4, 2015 1. TBD

Meeting adjourned at approximately 7:30 p.m.

Respectfully submitted,

Marcia Hamley, Administrative Specialist II

Sherry Grau, Chair

**CITY OF MILWAUKIE
DESIGN AND LANDMARKS COMMITTEE
NOTES
Milwaukie City Hall
10722 SE Main St
Monday, August 3, 2015
6:30 PM**

COMMITTEE MEMBERS PRESENT

Sherry Grau, Chair
Adam Argo
James Fossen
Natalia D'Onofrio

STAFF PRESENT

Li Alligood, Senior Planner (DLC Liaison)

MEMBERS ABSENT

None

1.0 Call to Order – Procedural Matters

Chair Grau called the meeting to order at 6:30 p.m. and read the conduct of meeting format into the record.

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

2.0 Design and Landmarks Committee Notes

2.1 June 1, 2015

DLC Member Fossen moved to approve the June 1, 2015, meeting notes as presented. DLC Member Argo seconded. The motion passed unanimously.

3.0 Information Items

Ms. Alligood noted that interviews were being scheduled for the vacant Committee position.

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: 2015-2016 Work Program
Staff Person: Li Alligood, Senior Planner

Ms. Alligood provided an overview of the draft work program.

The Committee discussed the work program and directed staff to provide the draft work program to City Council for discussion.

The Committee discussed ways to increase awareness of the community's historic resources.

7.0 Other Business/Updates

7.1 Vice Chair Elections

DLC Member Fossen nominated himself for the position of Vice Chair. DLC Member Argo seconded the nomination. The motion was approved unanimously.

7.2 September meeting

The Committee decided to reschedule the September 7 meeting to a date to be determined.

8.0 Design and Landmarks Committee Discussion Items

9.0 Forecast for Future Meetings:

- | | |
|-------------------|--------------------------------|
| September 7, 2015 | 1. To be rescheduled, date TBD |
| October 5, 2015 | 1. TBD |

Meeting adjourned at approximately 7:30 p.m.

Respectfully submitted,

Li Alligood, Senior Planner

Sherry Grau, Chair



MILWAUKIE

Dogwood City of the West

To: Design and Landmarks Committee

Through: Dennis Egner, Planning Director

From: Li Alligood, Senior Planner

Date: January 25, 2016, for February 1, 2016, Worksession

Subject: 2016 Projects

ACTION REQUESTED

None. This is a briefing for discussion only. Staff is seeking Committee concurrence with the proposed approach to updating the Downtown Design Guidelines document.

BACKGROUND INFORMATION

A. History of Prior Actions and Discussions

- **August 18, 2015:** At a joint meeting of the Committee and City Council, Council approved the draft 2015-2016 DLC work program.
- **August 3, 2015:** The Committee discussed and finalized the proposed 2015-2016 DLC Work Program.

DOWNTOWN DESIGN GUIDELINES

A. Background

The Committee's adopted 2015-2016 Work Program included the following item:

Public Education. Create resources that help the general public and potential developers understand the city's history and key design elements. Potential projects and resources include:

- *Working with staff to update the Downtown Design Guidelines document to incorporate photos and images that more clearly illustrate the recommended approach to downtown building design.*

The [Milwaukie Downtown Design Guidelines](#) (DDG) document was adopted in 2003¹ to illustrate the downtown design review process and desired character of development in downtown Milwaukie. The document was adopted by Resolution and incorporated into the Zoning Ordinance by reference, which gives it the weight of an adopted ordinance. The DDG complements the policies of the Downtown and Riverfront Land Use Framework Plan (Framework Plan) and the regulations contained in the Zoning Ordinance.

The document contains guidelines related to 5 categories:

1. Milwaukie Character
2. Pedestrian Emphasis
3. Architecture
4. Lighting
5. Sign

Each section describes the desired character of new development, and provides "Recommended" and "Not Recommended" approaches to meeting the guidelines.

B. Issues with the DDG

The recently-adopted downtown amendment package included revisions to the Framework Plan and the regulations. As a result, the DDG's discussion of the Framework Plan and related development and design standards is outdated.

Over the years, staff and the DLC have identified several other issues with the DDG:

- The format of the document is outdated and not user-friendly.
- The "Milwaukie Character" category and guidelines are vague and difficult for applicants to understand and for the Committee to apply.
- In many cases, visual examples shown are from larger cities or from places with much a more intact historical context, and do not accurately illustrate the desired outcome.
- In some cases, the "Recommended" visual examples demonstrate an approach that is not permitted by the relevant regulations.

C. Next Steps

Staff suggests the Committee take the following approach to updating the document:

- Review the DDG to identify those images that should be replaced to more clearly illustrate the intended outcome, as well as other layout and/or formatting revisions that could make the document more user-friendly.
- Review the expanded "Milwaukie Character" definition prepared by the Committee in 2010 to confirm that it still meets the Committee's intent (see Attachment 1).
- Begin taking photos to more clearly illustrate the guidelines.

¹ Adopted April 1, 2003, by Resolution 11-2003.

ATTACHMENTS

Attachments are provided as indicated by the checked boxes. All material is available for viewing upon request.

	DLC Packet	Public Copies	E- Packet
1. April 28, 2010, Staff Report – "Defining Milwaukie Character"	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Key:

DLC Packet = paper materials provided to Planning Commission 7 days prior to the meeting.

Public Copies = paper copies of the packet available for review at City facilities and at the Design and Landmarks Committee meeting.

E-Packet = packet materials available online at <http://www.milwaukieoregon.gov/planning/design-and-landmarks-committee-44>.



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 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?

Memo to Design and Landmarks Committee
Preparation for April 28, 2010, Meeting

Page 3

- 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?

Attachments

1. Milwaukie Character discussion notes from March 24, 2009, meeting

Attachment 1 Milwaukie Character Discussion Notes

Notes from the Milwaukie Character discussion at the March 24, 2010, meeting of the DLC:

Patty Wisner:

- Small-town, American neighborhoods. Traditional with yards and quiet streets.
- Historic background. End of the wagon train, westward expansion, last frontier; quest for people to start a whole new life; a chance to strike it rich. Former British territory.
- Likes the buildings being built in Lake Oswego—high-quality materials, mix of materials, consistency of quality and materials. Does not like the naked concrete on the 1st floor of the North Main project. Lake Oswego has quality materials on the ground floor, complex rooflines
 - Becky: Shutters around windows, design details like wrought iron
 - Greg: every building has a round window in the center of it, including the old church
- Planters in front of every storefront
 - Becky: Store owners care for planters and have pride in their condition—Milwaukie is not there yet
- Camas is a little town like Milwaukie and is doing really neat things with the buildings and the landscaping along the streets. Bulb outs at corners to create shaded areas and angled parking area.
 - Awnings, brackets with hanging flowers, signage, benches—streetscape improvements
 - Greg: you suddenly come upon it when you are driving—it is a sense of discovery
- Idea of design standards was to reflect a town that was built over time—would like each building to be high quality and reflect its time, whatever that time may be, but with respect for tradition
 - Lake Oswego has new buildings but respect traditional architectural forms; not a replica but reference historic buildings and use substantial materials like brick
- Wants architect or developer in Milwaukie to take pride in what they build here—buildings with staying power that will look beautiful for decades to come
 - Pride in the location—Milwaukie as esteemed site
- There has been a great deal of significant architecture in Milwaukie over the years: Ledding Library; Masonic Temple; Catholic Church—was very controversial, but has become a distinctive part of the skyline and a landmark from across the river; in the 1960s there was a feeling that there would continue to be cutting-edge design and architecture but it ground to a halt
- Quality, beauty, longevity
- Milwaukie as progressive community in the past, but today there is a great deal of resistance to change
- No preference between actual brick/stone and veneers—if done well, the differences are not discernable.
- Lake Oswego, Bridgeport Village—architectural and textural interest for the pedestrians
- Would love to see building materials or art that reflect hints of the environment—salmon, blue heron, eagles—as you walk through Milwaukie. Way-finding and interpretive signage. Modern signs such as she saw at a gallery in West Linn.

- River commerce and agriculture were the primary economic engines of the early city.
- Many mid-century homes from the 50s and 60s.
- Springs, creeks, access to the river
- More transient residents, people aren't putting down roots like they used to. Younger families may be coming and intending to stay for some time. Generational shift after the war. Now people are returning because of the affordable homes and shifts in housing patterns, i.e. multigenerational households.
- NOT meant to be Portland; meant to be a small city with soft edges

Becky Ives:

- Pedestrian-friendly streets. Can get around town on foot; can walk and bicycle anywhere. Like Corvallis. The way the streets were laid out, though Hwy 224 dissects them now.
- Native American history—what tribes were in the area?
- Milwaukie has many bodies of water downtown—Kellogg Lake, etc. A big part of the character should focus on bodies of water.
 - Patty: water was a big part of growing up—ducks, geese, wildlife that is near the water—kids really like that. Feeding the “critters” used to be a regular activity.
 - River is distinct from other water bodies—it is large and an economic engine but the smaller water bodies are accessible.
- River should be used for boating, fishing, other similar activities. The park will much improve access to the river. Kellogg Lake is right in town...but currently is not accessible to the public.
- Keeps focusing on buildings and what should be fixed and painted, etc. but the water is right there and should be capitalized on it
- Many bungalows in downtown Milwaukie—how do you translate bungalow architecture to commercial structures
- Natural materials should be referenced in new buildings (wood, brick, stone)—would support allowing fiber cement siding
- Milwaukie Cleaners building doesn't seem like anything special, but the concrete block is scored with a pattern that gives it interest
- Focus on view points—for example, North Main could have been constructed to allow visual connection from Main Street to the library
- Milwaukie is a small town with long-time residents; Lake Oswego residents are well-traveled and accustomed to European architecture—tall, narrow buildings etc. Milwaukie tax lots are wider and residents may not be as comfortable with the type of construction in Lake Oswego
- Utilities should be undergrounded
- Kellogg Lake doesn't look natural. Looks like overgrown weedy grasses and an overgrown parking lot.
- Question: Hotel Clackamas—where was it?

Greg/Frank Hemer:

- Outdated. Lost its way.
- The reason he moved here is because of its proximity to Portland but property was inexpensive—property values have not increased.
 - Becky: Milwaukie is becoming the next Sellwood, but it may take time

- A lot of opportunity
- A lot of older residents and families that have been here 2-3 generations—resistance to change
- Appreciated Patty's identification of the Kellogg Lake train trestle as an identifiable visual anchor for the City.
- Lots of large employers: Siemens, Bob's Red Mill, Dark Horse
 - People do not move here for employment opportunities
 - Move here for affordable housing, N Clack SD, and proximity to Portland
- Fort Collins, CO Main Street has an outdoor environment—buildings of consistent time period (1820s), ski village look. Best to keep buildings historic rather than trying to make old buildings look modern.
- Main and Monroe building is really well done.
- Wouldn't object to requiring brick façade on buildings in downtown.
 - Patty: should be part of the materials but not all—also stone, board and batten
 - Becky: we don't want every building to look the same.
- Would support log buildings in downtown—existing 1-story buildings could be re-sided in log.
- North Main turned out fine, though the concrete on the street level isn't ideal
- Building in Lake Oswego is different from Milwaukie because it's more desirable right now; don't want to make development too expensive and prevent developers from doing anything
- Don't want to give up on Modernism, such as the Jackson St bus shelters
- Loves the river theme: water, fountains, diagonal parking with a streamscape through the middle of the street.
- City should be organized so you feel you are part of nature and not part of a concrete jungle
- Every building facing the river should have a terrace to provide river view—large square-block building with terraces facing McLoughlin with view corridors through the center of the block
- Suggested requiring high-efficiency lighting etc. inside of new buildings—feeling of being part of nature.